



7 Nightingale Close, Barton-upon-Humber, Lincolnshire. DN18 6GA

- POPULAR RESIDENTIAL AREA CLOSE TO AMENITIES & SCHOOLS
- 3 BEDROOMS
- BAY FRONTED LOUNGE
- ATTRACTIVE FITTED KITCHEN DINER & UTILITY
- MAIN FAMILY BATHROOM
- AN IMMACULATE MODERN SEMI-DETACHED HOME
- PRIVATE ENCLOSED LAWNED GARDEN
- ALLOCATED PARKING FOR TWO VEHICLES
- VIEW VIA OUR BARTON OFFICE



PROPERTY DESCRIPTION

**** POPULAR MODERN DEVELOPMENT ** WALKING DISTANCE TO ALL LOCAL AMENITIES ** IDEAL FIRST TIME BUY ****

An excellent modern semi-detached home, situated within a well regarded development in the popular township of Barton-Upon-Humber. The immaculately presented accommodation thought ideal for a first time buyer or young couple briefly comprises, entrance hall with staircase to the first floor, fine main bay fronted living room, spacious fitted dining kitchen with an extensive range of oak effect units with integrated dishwasher, oven and hob. The ground floor is completed by a most useful utility area and cloakroom. To the first floor provides a master bedroom with fitted wardrobes and a further two bedrooms serviced by a modern family bathroom with three piece contemporary style suite. The property is set back beyond a neat lawn and there is off road parking for two cars. The rear garden is completely enclosed for security and privacy and features a flagged terrace overlooking a neat lawn area with shrub borders. An excellent first family home in well respected residential area. Finished with uPvc double glazing and a modern gas fired central heating system. EPC Rating: TBC, Council Tax Band: B. Viewing of this fine home comes with the agents highest of recommendations. View via our Barton office.



ROOM DESCRIPTIONS

Kitchen Diner

4.16m x 3.66m (13' 8" x 12' 0")

Utility

1.27m x 2.24m (4' 2" x 7' 4")

Living Room

3.5m x 4.35m (11' 6" x 14' 3")

w.c.

0.9m x 1.82m (2' 11" x 6' 0")

Bathroom

1.61m x 2.55m (5' 3" x 8' 4")

Bedroom 1

3.27m x 4.68m (10' 9" x 15' 4")

Bedroom 2

2.6m x 3.6m (8' 6" x 11' 10")

Bedroom 3

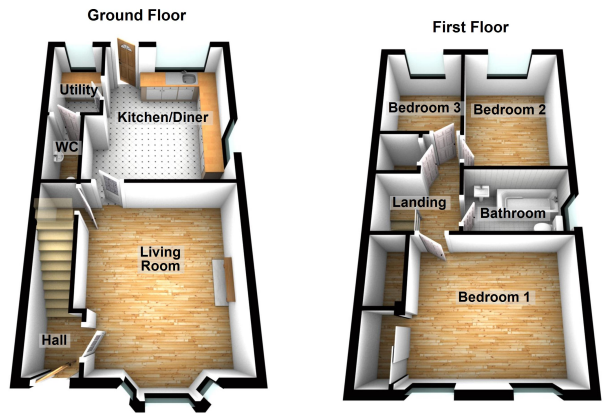
2.03m x 2.52m (6' 8" x 8' 3")



FLOORPLAN & EPC



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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