



45b Dam Road, Barton-upon-Humber, Lincolnshire DN18 5BT

£135,000

EPC Rating: C

Freehold

**Property Summary**

**\*\* NO UPWARD CHAIN \*\* QUIET CUL-DE-SAC POSITION \*\*** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

View via our Barton office. EPC Rating: C, Council Tax Band: C.

**Features**

- MODERN DETACHED HOUSE
- NO UPWARD CHAIN
- 3 BEDROOMS
- GENEROUS LOUNGE
- ATTRACTIVE FITTED KITCHEN DINER
- FAMILY BATHROOM
- ENCLOSED GARDENS
- OFF STREET PARKING
- CUL DE SAC POSITION
- VIEW VIA OUR BARTON OFFICE

## Room Descriptions

### FRONT ENTRANCE HALLWAY

Enjoying a front uPVC double glazed entrance door with inset patterned glazing with adjoining uPVC double glazed window with frosted glazing, a wall mounted alarm keypad, wall to ceiling coving, laminate flooring and internal doors allowing access through to;

### CLOAKROOM

Enjoying a front uPVC double glazed window with frosted glazing, a two piece suite in white comprising a pedestal wash hand basin, a low flush WC, wall to ceiling coving and continuation of laminate flooring.

### INNER HALLWAY

Enjoying a single flight staircase leading to the first floor accommodation with adjoining grabrail, wall to ceiling coving and an internal door which allows access through to;

### FRONT LIVING ROOM

4.48m x 5.92m (14' 8" x 19' 5"). Enjoying a front uPVC double glazed window, TV input, a gas coal effect fire with a projecting marbled hearth with matching backing and decorative surround and mantel, wall to ceiling coving, two single wall lights, a wall mounted electronic Siemens thermostatic control and a further internal door allowing access through to;

### KITCHEN DINER

3.02m x 5.92m (9' 11" x 19' 5"). Enjoying a rear uPVC double glazed window and adjoining twin uPVC double glazed doors allowing access through to the rear conservatory. The kitchen enjoys a range of two toned shaker style low level units, drawer units and wall units with brushed aluminum style pull handles with glazed fronts to the wall units and a patterned working top surface incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side, tiled splash backs, a built in electric oven with four ring gas hob and overhead chrome canopied extractor fan, space for a tall fridge freezer, plumbing for an automatic washing machine, laminate flooring, wall to ceiling coving, ceiling spotlights and an under the stairs storage cupboard which houses a modern Ideal gas Logic combi boiler.

### Conservatory

2.74m x 3.1m (9' 0" x 10' 2"). Enjoying a polycarbonate leaned to roof, surrounding uPVC double glazed windows with two side uPVC entrance doors allowing access to the rear garden, attractive laminate flooring, dwarf bricked walling and electric points.

### FIRST FLOOR SPACIOUS LANDING

2.44m x 3.3m (8' 0" x 10' 10"). Enjoying a side uPVC double glazed window, wall to ceiling coving, loft access, open spell balustrading and further internal doors allow access off to;

### REAR DOUBLE BEDROOM 1

3.37m x 4m (11' 1" x 13' 1"). Enjoying a rear uPVC double glazed window, TV input and wall to ceiling coving.

### FRONT DOUBLE BEDROOM 2

3.37m x 3.57m (11' 1" x 11' 9"). Enjoying a front uPVC double glazed window and wall to ceiling coving.

### FRONT BEDROOM 3

2.44m x 2.46m (8' 0" x 8' 1"). Enjoying a front uPVC double glazed window and wall to ceiling coving.

### FAMILY BATHROOM

1.7m x 2.44m (5' 7" x 8' 0"). Enjoying a rear uPVC double glazed window with frosted glazing, a three piece suite in white comprising a p-shaped panelled bath with overhead chrome main shower, a pedestal wash hand basin, a low flush WC, fully tiled walls to the bath enclosure with further partly tiled walls to the bathroom, a wall mounted chrome towel heater, vinyl flooring, wall to ceiling coving and extractor fan.

### GROUNDS

To the front of the property enjoys a low maintenance walled garden with hard standing allowing access to the front of the property and leading down the side via a secure timber side gate, further to the front enjoys an overhead car port with gravelled driveway and further raised planted boarders. To the rear of the property enjoys a low maintenance courtyard style garden with a hard standing seating area with further decorative gravelled boarders, surrounding secure fencing and a raised pond feature.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	86
(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	