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the family estate agents

Price Guide
£180,000

EPC Rating: C

7 Nightingale Close

Barton upon Humber, North Lincolnshire, DN18 6GA

3 Bedroom Semi-Detached House



- ✓ AN IMMACULATE MODERN SEMI-DETACHED HOUSE.
- ✓ ATTRACTIVE FITTED KITCHEN DINER AND UTILITY
 - ✓ BAY FRONTED LOUNGE
 - ✓ 3 BEDROOMS
- ✓ PRIVATE ENCLOSED LAWNED GARDEN
- ✓ POPULAR RESIDENTIAL AREA



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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 a young couple briefly comprises;

FRONT ENTRANCE HALLWAY

Enjoys a front hardwood double glazed entrance door with inset pattern glazing, wall to ceiling coving, single flight staircase leads to the first floor accommodation with adjoining grab rail and an internal door leading through to;

SPACIOUS FRONT LIVING ROOM

Measures Approx 3.5m x 4.35m (11' 6" x 14' 3"). With a front bay uPVC double glazed window, wall to ceiling coving, TV input and attractive gas coal effect fireplace with projecting marble hearth with matching backing with decorative wooden surround and mantle, attractive oak style laminate flooring, built in under stairs storage cupboard and internal door leading through to;

FITTED KITCHEN DINER

Measures Approx 4.16m x 3.66m (13' 8" x 12' 0"). With a rear hardwood double glazed door and an adjoining dual aspect with side and rear uPVC double glazed window. The kitchen includes a range of oak shaker style low level units, drawer units and wall units with brushed aluminum style pull handles and a patterned working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side with tiled splash backs, built in electric oven with 4-ring gas and overhead integrated extractor fan with down lighting, space for a fridge freezer, wall mounted modern gas Combi boiler, inset ceiling spotlights and an internal door leading through to;

UTILITY AREA

Measures Approx 1.27m x 2.24m (4' 2" x 7' 4"). With a rear uPVC double glazed window, patterned working top surface with tiled splash back and plumbing for an automatic washing machine, space for an under counter tumble dryer, extractor fan, continuation of vinyl flooring and an internal door allowing access through to;

CLOAKROOM

Measures Approx 0.9m x 1.82m (2' 11" x 6' 0"). With a two piece suite comprising of a low flush WC and a wall mounted wash hand basin, extractor fan and continuation of vinyl flooring.



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FIRST FLOOR LANDING

Includes wall to ceiling coving, built in airing cupboard and internal doors allowing access off to;

FRONT DOUBLE BEDROOM 1

Measures Approx 3.27m x 4.68m (10' 9" x 15' 4"). With two front uPVC double glazed windows and a bank of fitted wardrobes with pine effect sliding doors.



DOUBLE BEDROOM 2

Measures Approx 2.6m x 3.6m (8' 6" x 11' 10"). With a rear uPVC double glazed window.



BEDROOM 3

Measures Approx 2.03m x 2.52m (6' 8" x 8' 3"). With a rear uPVC double glazed window.

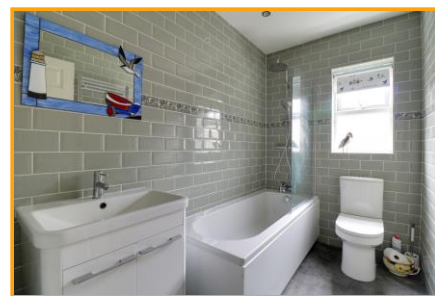
BATHROOM

Measures Approx 1.61m x 2.55m (5' 3" x 8' 4"). With a side uPVC double glazed window with frosted glazing and a three piece suite in white comprising of a panelled bath with overhead chrome mains shower with glazed folding screen, low flush WC and a vanity wash hand basin with gloss storage units beneath, inset ceiling spotlights, extractor fan, wall mounted chrome towel heater and attractive fully tiled walls.



GROUNDS

To the front of the property enjoys a principally laid lawned garden with gravelled borders and adjoining combined block paved and tarmac laid driveway providing off street parking for two vehicles leading down the side of the property. A flagged pathway leads to the front entrance and a secure side gate allows access to a well kept mature lawned garden with fully planted borders which include a variety of small shrubs and bushes, a flagged patio seating area and further surrounding secure fencing. The rear garden includes a timber built summer house.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a modern gas fired central heating boiler to radiators.

DOUBLE GLAZING

The property benefits from uPVC double glazed windows and doors.

**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

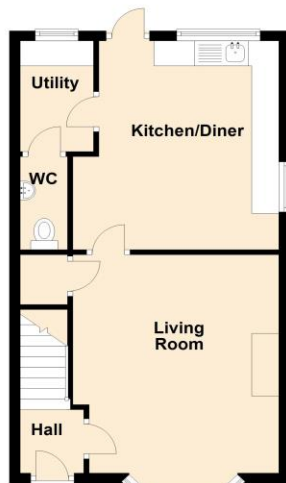
Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

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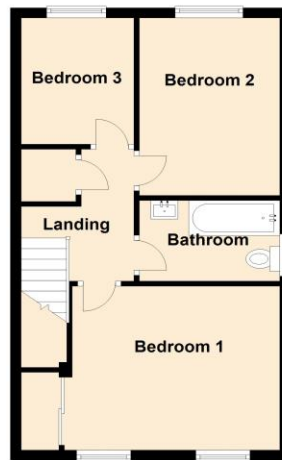
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Ground Floor



First Floor



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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