



the family estate agents
paul fox



Graywake, Maltby Lane, Barton-upon-Humber, Lincolnshire DN18 5PY

£155,000

EPC Rating: Council Tax: Band A Freehold

Property Summary

**** NO UPWARD CHAIN ** CLOSE TO THE TOWN CENTRE ** GENEROUS PLOT **** A well proportioned traditional semi detached house positioned within walking distance of the town centre. The accommodation offers scope and potential for upgrading or extending and briefly comprises, a front entrance hall, a spacious fitted kitchen diner, a main living room and a further hall leading off to a front sitting room. The first floor enjoys 2 double bedrooms and a family shower room. Enjoying an enclosed side and rear lawned gardens with the benefit of off street parking. Viewing strongly recommended. EPC Rating: D. Council Tax Band: A, View via our Barton office.

Features

- A TRADITIONAL SEMI DETACHED HOME
- NO UPWARD CHAIN
- CLOSE TO THE TOWN CENTRE
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- FITTED KITCHEN DINER
- MAIN SHOWER ROOM & GROUND FLOOR WC
- PRIVATE ENCLOSED GARDENS
- OFF STREET PARKING
- VIEW VIA OUR BARTON OFFICE



Room Descriptions

ENTRANCE HALL

1.5m x 1.83m (4' 11" x 6' 0")

CLOAKROOM

0.83m x 1.71m (2' 9" x 5' 7")

KITCHEN DINER

3.66m x 5.33m (12' 0" x 17' 6")

REAR LIVING ROOM

3.32m x 4.85m (10' 11" x 15' 11")

FRONT SITTING ROOM

2.93m x 3.36m (9' 7" x 11' 0")

FRONT DOUBLE BEDROOM 1

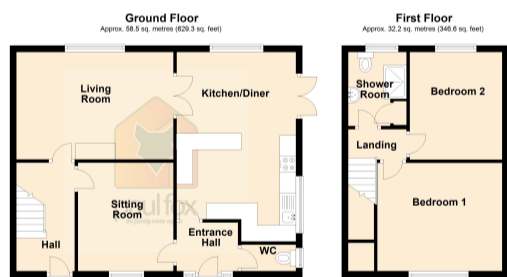
3.34m x 3.88m (10' 11" x 12' 9")

Bedroom 2

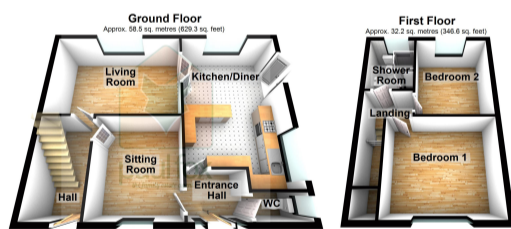
2.95m x 3.31m (9' 8" x 10' 10")

Shower Room

1.84m x 2.29m (6' 0" x 7' 6")



Total area: approx. 90.7 sq. metres (975.9 sq. feet)
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 PlanIt3D



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