



9 Green Lane, Barton-upon-Humber, Lincolnshire DN18 6AD

£229,950

EPC Rating: Council Tax: Band C Freehold

**Property Summary**

**\*\* CUL-DE-SAC LOCATION \*\* SHORT WALKING DISTANCE TO THE TOWN CENTRE \*\* 3 DOUBLE BEDROOMS \*\* 4 RECEPTION ROOMS \*\*** A characterful double fronted semi detached cottage, quietly situated at the end of a cul-de-sac location and within close proximity to the town centre. The well maintained and deceptively spacious accommodation briefly comprises, front entrance porch, inner hall, two front facing reception rooms both with feature fireplaces, attractive fitted kitchen with open access to a garden room. The ground floor is complete with a further flexible reception room leading off to a utility room and ground floor cloakroom. To the first floor provides a central landing, three double bedrooms with dressing area, en-suite shower room and a main family bathroom. To the rear of the property enjoys an extremely private and generous lawned garden which provides a variety of seating areas and a handy traditional storage outbuilding. Secure side gated access leads out to a hardstanding front driveway with adjoining low maintenance wrought iron fenced garden. Full uPVC double glazing & modern gas central heating. Viewing comes highly recommended via our Barton office. EPC Rating: TBC, Council Tax Band: C.

**Features**

- A CHARACTERFUL DOUBLE FRONTED COTTAGE
- CUL DE SAC POSITION
- WALKING DISTANCE TO THE TOWN CENTRE
- 3 DOUBLE BEDROOMS
- ATTRACTIVE FITTED KITCHEN
- 4 RECEPTION ROOMS
- MAIN FAMILY BATHROOM & EN-SUITE
- GENEROUS & PRIVATE REAR GARDEN WITH OUTBUILDING
- OFF STREET PARKING
- VIEW VIA OUR BARTON OFFICE



## Room Descriptions

**Garden Room**  
3.11m x 3.66m (10' 2" x 12' 0")

**Kitchen**  
2.6m x 4.1m (8' 6" x 13' 5")

**Living Room**  
3.68m x 4.09m (12' 1" x 13' 5")

**Sitting Room**  
3.1m x 3.6m (10' 2" x 11' 10")

**Study**  
3.6m x 3.45m (11' 10" x 11' 4")

**W.C.**  
0.9m x 1.47m (2' 11" x 4' 10")

**Utility**  
1.33m x 3.43m (4' 4" x 11' 3")

**Bathroom**  
2.7m x 2.6m (8' 10" x 8' 6")

**En-Suite**  
1.7m x 1.77m (5' 7" x 5' 10")

**Bedroom 1**  
3.57m x 4.3m (11' 9" x 14' 1")

**Bedroom 2**  
3.66m x 4.61m (12' 0" x 15' 1")

**Bedroom 3**  
2.7m x 3.36m (8' 10" x 11' 0")

