



17 Plumleaf Way, Barton-upon-Humber, Lincolnshire. DN18 5GT

- A STUNNING EXECUTIVE DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER DEVELOPMENT
- ACCOMMODATED OVER 3 FLOORS
- 4 DOUBLE BEDROOMS WITH 2 EN-SUITES
- STYLISH OPEN PLAN BREAKFASTING KITCHEN
- 4 RECEPTION ROOMS
- UTILITY & CLOAKROOM
- PRIVATE ENCLOSED SOUTH FACING GARDEN
- OFF STREET PARKING
- VIEW VIA OUR BARTON OFFICE



PROPERTY DESCRIPTION

**** HIGHLY SOUGHT AFTER DEVELOPMENT ** VERSATILE ACCOMMODATION SET OVER 3 FLOORS ** IDEAL FAMILY BUY**

****** A stunning executive detached family home, built by 'Keigar Homes' and positioned within a highly sought after modern development. The superbly presented and highly versatile accommodation thought ideal for a discerning family buyer or a professional couple briefly comprising, entrance hallway, fine main front living room with feature fireplace, separate dining room, office, stylish fitted breakfasting kitchen being open to a rear garden room that enjoys access to the patio, utility room and cloakroom. The first floor provides a central landing leading off to a large master bedroom with en-suite shower and dressing area, further double bedroom with access to a sitting area and main modern family bathroom. The second floor provides 2 further double bedrooms and an en-suite shower room. Occupying a south facing rear garden which comes principally lawned with flagged patio entertaining area. To the front of the property provides a double block paved driveway allowing off street parking. Finished with uPvc double glazing and a modern gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Barton office. EPC Rating: B, Council Tax Band: E.



ROOM DESCRIPTIONS

FRONT ENTRANCE HALLWAY

Includes a front composite entrance door with inset patterned glazing with adjoining side light with frosted glazing, wall to ceiling coving, a single flight staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, a wall mounted electronic thermostatic control, a built-in storage cupboard and internal oak doors which allow access off to;

FINE MAIN LIVING ROOM

3.8m x 5.1m (12' 6" x 16' 9"). With a front bay uPVC double glazed window, TV input a feature broad open recess fireplace with brick backing and raised tiled hearth with oak beam and a log burning fire stove and wall to ceiling coving.

DINING ROOM

2.73m x 3.3m (8' 11" x 10' 10"). With a front uPVC double glazed window, wall to ceiling coving and TV input.

OFFICE

1.3m x 2.71m (4' 3" x 8' 11"). With a side uPVC double glazed window.

STYLISH OPEN PLAN BREAKFAST KITCHEN

3.02m x 7.3m (9' 11" x 23' 11"). With a rear uPVC double glazed window, a range of contemporary two toned grey and white gloss fronted low level units, drawer units and wall units with brushed aluminum style pull handles and quartz working top surface with matching uprising and incorporates a one and a half inset stainless steel sink units with block mixer tap and drainer to the side, a separate breakfast island which consists of quartz working tops and matching units with an integrated wine fridge, plumbing for a dishwasher, built-in five ring Neff gas hob with overhead chrome canopied extractor fan with downlighting, further integrated Neff appliances include a double oven with eye level microwave, a fridge freezer, laminate flooring, wall to ceiling coving, modern inset ceiling spotlights and plinth LED lighting.

UTILITY ROOM

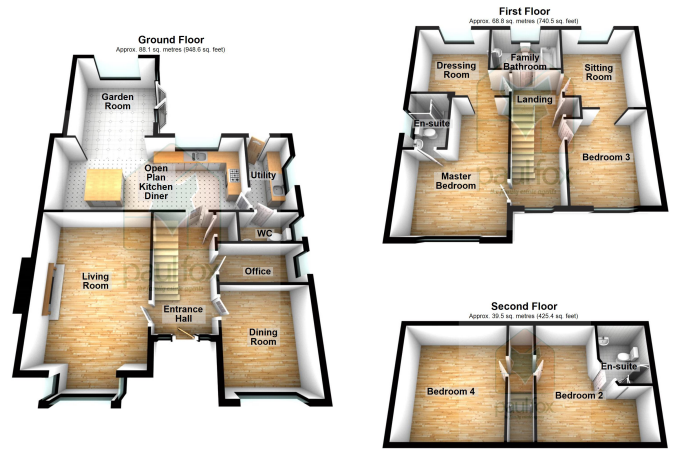
1.6m x 3.02m (5' 3" x 9' 11"). With a side uPVC double glazed window, a rear uPVC double glazed entrance door with frosted glazing allowing access to the garden, matching low level units and high level units to the kitchen with a patterned working top surface and matching uprising, a single stainless steel sink unit with block mixer tap and drainer to the side, plumbing for an automatic washing machine, continuation of laminate flooring, a wall mounted Alfa modern gas combi boiler, a



FLOORPLAN & EPC



Total area: approx. 196.4 sq. metres (2114.4 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. Floor produced using PlanItPro.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	88
(69-80)	C		
(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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