



3 Greenway, Barton-upon-Humber, Lincolnshire DN18 5HY

£284,000

EPC Rating: B Council Tax: Band C Freehold

Property Summary

** SUPERBLY PRESENTED AND IMPROVED THROUGHOUT ** QUIET SOUGHT AFTER LOCATION CLOSE TO TOWN CENTRE ** A superbly presented traditional detached bungalow, quietly positioned within close proximity to the town centre. The accommodation has been fully improved to a high standard by the current owners throughout and briefly comprises, front entrance hallway, fine main lounge, modern fitted kitchen diner, 3 bedrooms, attractive fitted shower room and a spacious flexible garden room. Occupying a private enclosed walled garden which comes principally lawned with a sandstone flagged patio. To the front of the bungalow provides a spacious tarmac laid driveway which allows parking for multiple vehicles. Finished with full uPvc double glazing, modern gas fired central heating system and solar panels. Viewings highly recommended!! View via our Barton Office on. EPC Rating: TBC, Council Tax Band: C.

Features

- A FINE TRADITIONAL DETACHED BUNGALOW
- QUIET WELL ESTABLISHED RESIDENTIAL AREA
- IMPROVED THROUGHOUT TO A HIGH STANDARD
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- MODERN FITTED KITCHEN DINER
- ATTRACTIVE FITTED SHOWER ROOM
- PRIVATE ENCLOSED REAR GARDEN
- SPACIOUS FRONT DRIVEWAY
- VIEW VIA OUR BARTON OFFICE



Room Descriptions

CENTRAL ENTRANCE HALLWAY

Includes an attractive front composite entrance door with inset patterned glazing, wall to ceiling coving, loft access, attractive laminate flooring and an internal doors that allows access off to;

MAIN LIVING ROOM

3.66m x 3.93m (12' 0" x 12' 11"). Enjoying a dual aspect with side and front uPVC double glazed windows, wall to ceiling coving, continuation of laminate flooring, Victorian style gas coal effect fireplace with a projecting marbled hearth with oak surround and mantel and TV input.

STYLISH FITTED KITCHEN DINER

3.03m x 3.95m (9' 11" x 13' 0"). Providing a rear uPVC double glazed window with further side uPVC double glazed entrance door with inset patterned glazing allowing access to the driveway. The kitchen enjoys a range of white shaker style wall units, drawer units and low level units with glazed fronts and brushed aluminum style pull handles with butcher block style working top surfaces with tiled splash backs, a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side, built-in electric oven with matching four ring induction hob with overhead canopied extractor fan in black with downlighting, space for a tall American fridge freezer, plumbing for a dishwasher and washing machine, continuation of laminate flooring and wall to ceiling coving.

SPACIOUS FLEXIBLE GARDEN ROOM

3.1m x 6.51m (10' 2" x 21' 4"). With surrounding uPVC double glazed windows with rear twin uPVC double glazed French doors allowing access to the garden, a fully insulated roof with inset modern ceiling spotlights, continuation of laminate flooring and TV input.

MASTER BEDROOM 1

3.81m x 3.03m (12' 6" x 9' 11"). With rear uPVC double glazed window, wall to ceiling coving and a bank of stylish quality fitted wardrobes with sliding mirrored fronts.

FRONT BEDROOM 2

2.44m x 3m (8' 0" x 9' 10"). With a front uPVC double glazed window, wall to ceiling coving, laminate flooring, stylish fitted gloss fronted wardrobes and matching drawer units with brushed aluminum style pull handles.

FRONT BEDROOM 3

2.42m x 3m (7' 11" x 9' 10"). With a front uPVC double glazed window, wall to ceiling coving and matching fitted wardrobes.

MAIN SHOWER ROOM

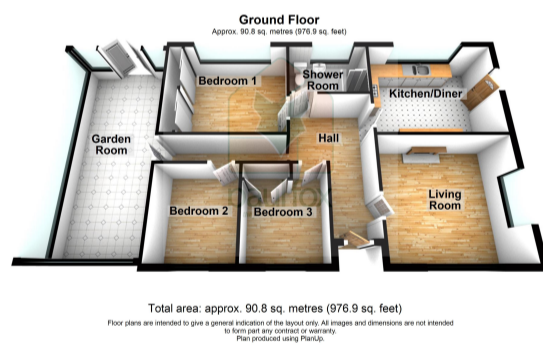
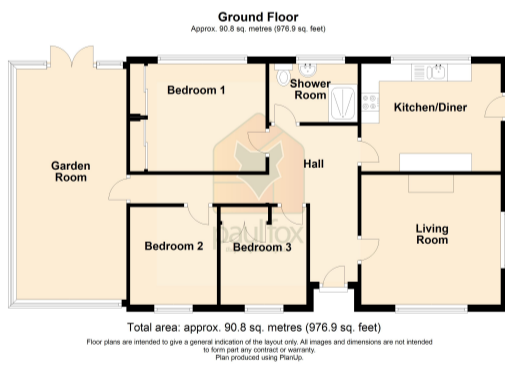
2.47m x 1.65m (8' 1" x 5' 5"). Including a rear uPVC double glazed window with frosted glazing, a three piece suite comprising a low flush WC, a double walk-in shower cubicle with overhead chrome main shower and glazed screen, fully tiled walls, an oval vanity wash hand basin with gloss storage units beneath, continuation of laminate flooring and a chrome wall mounted towel heater in chrome.

Loft Room

2.75m x 10.5m (9' 0" x 34' 5"). With full power and lighting and the potential to be converted into an extra living space with a wall mounted modern gas combi boiler.

GROUNDS

The property occupies an extremely private enclosed walled garden, being principally lawned with surrounding planted borders, an attractive flagged patio entertaining area with overhead timber barbeque shack to enjoy in the summer months, access leads down the side of the property with a useful secure bin storage area, further to the rear includes a spacious timber built garden shed with full power and lighting. The front of the property provides a spacious tarmac laid driveway which allows off street parking with front dwarf bricked walling and further boundary hedging.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	84
(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	