



5 Sedge Close, Barton-upon-Humber, Lincolnshire. DN18 5JE

- MODERN DETACHED BUNGALOW
- NO UPWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO ALL LOCAL TOWN AMENITIES
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN DINER & MAIN BATHROOM
- FRONT LIVING ROOM & A REAR CONSERVATORY
- LOW MAINTENANCE GARDENS
- DRIVEWAY & ATTACHED GARAGE
- VIEW VIA OUR BARTON OFFICE



PROPERTY DESCRIPTION

**** NO UPWARD CHAIN ** QUIET CUL-DE-SAC LOCATION ** WALKING DISTANCE TO THE TOWN CENTRE **** A most attractive detached bungalow situated in a quiet cul-de-sac position and within a short walking distance to all local town amenities. The well maintained and proportioned accommodation thought ideal downsizing briefly comprises, side entrance hallway, front living room, spacious fitted kitchen diner with access to the integral garage and rear conservatory, two double bedrooms, main fitted bathroom and separate W.C. Occupying a manageable private enclosed rear garden with off street parking to the front leading to an attached single garage. Finished with Upvc double glazing and a modern gas fired central heating system. Viewing comes highly recommended. View via our Barton office. EPC Rating: D, Council Tax Band: B.



ROOM DESCRIPTIONS

Garage

3.7m x 5.51m (12' 2" x 18' 1")

Kitchen Diner

3m x 4.92m (9' 10" x 16' 2")

Conservatory

3.51m x 2.45m (11' 6" x 8' 0")

Living Room

3.87m x 4.4m (12' 8" x 14' 5")

Bathroom

1.8m x 2.72m (5' 11" x 8' 11")

Bedroom 1

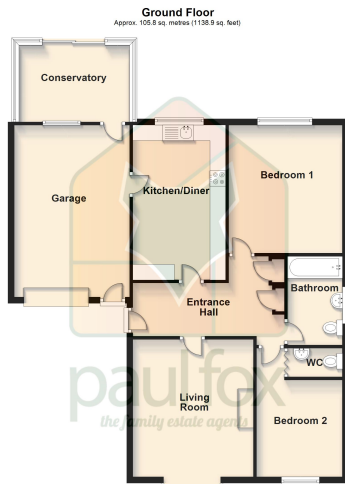
3.65m x 4.1m (12' 0" x 13' 5")

Bedroom 2

2.71m x 4.12m (8' 11" x 13' 6")



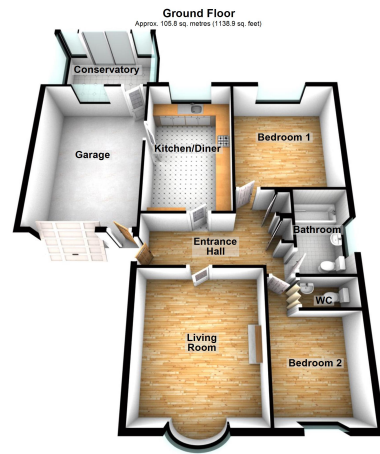
FLOORPLAN & EPC



Ground Floor
Approx. 105.8 sq. metres (1138.9 sq. feet)

Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

Floor plans are intended to give a general indication of the layout only. All angles and dimensions are not intended to form part of any contract or warranty. Plan produced using Planity.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Barton
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