



12 Danson Close, Barton-upon-Humber, Lincolnshire DN18 6DZ

£290,000

EPC Rating: Council Tax: Band D Freehold

Property Summary

**** SUPERB INDIVIDUAL DETACHED FAMILY HOME ** SPACIOUS OPEN PLAN LIVING ROOM ** EDGE OF TOWN LOCATION WITH EXCELLENT HUMBER VIEWS **** A superb, uniquely designed detached family home, quietly situated on the edge of the popular town of Barton-Upon-Humber. The property sits on an elevated position providing deceptively spacious and flexible accommodation briefly comprises, entrance porch, spacious central dining room, stylish fitted breakfasting kitchen, inner hallway leading to three double bedrooms, main family bathroom and a separate w.c. The first floor enjoys a fantastic versatile open plan living area. which boasts stunning views across the River Humber. The front enjoys a lawned garden with a generous side driveway that provides parking for several vehicles with direct access to a detached tandem length garage. The rear garden provides low maintenance private seating areas. Finished with full double glazing and a modern gas fired central heating system. Viewing of this fine home comes with the agents highest of recommendations. View via our Barton office. EPC Rating: TBC, Council Tax Band: D.

Features

- SUPERB INDIVIDUAL DETACHED FAMILY HOME
- QUIET EDGE OF TOWN POSITION
- ELEVATED POSITION WITH EXCELLENT HUMBER VIEWS
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- STYLISH BREAKFASTING KITCHEN
- MODERN FAMILY BATHROOM
- PRIVATE ENCLOSED REAR GARDEN
- LARGE DRIVEWAY WITH DETACHED GARAGE
- VIEW VIA OUR BARTON OFFICE



Room Descriptions

Open Living
5.6m x 7.12m (18' 4" x 23' 4")

Dining Room
4.33m x 5.6m (14' 2" x 18' 4")

Breakfast Kitchen
2.67m x 4.46m (8' 9" x 14' 8") 2.67m x 4.46m (8' 9" x 14' 8")

Bathroom
2.44m x 3.42m (8' 0" x 11' 3")

Bedroom 1
2.98m x 3.5m (9' 9" x 11' 6")

Bedroom 2
2.98m x 3.5m (9' 9" x 11' 6")

Bedroom 3
2.41m x 3.45m (7' 11" x 11' 4")

