



1a Regency Court, Barton-upon-Humber, Lincolnshire DN18 5AT

£350,000

EPC Rating: B Council Tax: Band E Freehold

Property Summary

**** NO UPWARD CHAIN ** GENEROUS PLOT ** DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION **** A rarely available executive detached bungalow, situated on a spacious plot within a highly sought after residential area. The deceptively spacious and flexible accommodation briefly comprises, front porch leading into a spacious reception inner hallway, fine main living room, two large double bedrooms with master en-suite shower room, main family bathroom, attractive fitted breakfast kitchen with matching utility room, cloakroom, separate dining room leading to a garden room. Occupying a private mature plot of approximately 0.3 acre being principally lawned with adjoining borders and a front driveway allowing direct access to an integral single garage. Finished with double glazing, modern gas fired central heating system and solar panels. Viewing comes with the agents highest of recommendations. View via our Barton office. EPC Rating: TBC, Council Tax Band: E.

Features

- AN EXECUTIVE DETACHED BUNGALOW
- LARGE 0.3 ACRE MATURE GARDENS
- HIGHLY SOUGHT AFTER AREA
- DECEPTIVELY SPACIOUS
- 2 LARGE DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- BREAKFAST KITCHEN & UTILITY ROOM
- DRIVEWAY & ATTACHED SINGLE GARAGE
- VIEW VIA OUR BARTON OFFICE

Room Descriptions

SPACIOUS INNER HALLWAY

4.1m x 4.6m (13' 5" x 15' 1")

FINE MAIN LOUNGE

5.11m x 6.1m (16' 9" x 20' 0").

BREAKFAST KITCHEN

3.7m x 5.04m (12' 2" x 16' 6")

UTILITY ROOM

2.64m x 2.88m (8' 8" x 9' 5")

DINING ROOM

3.61m x 4.2m (11' 10" x 13' 9")

GARDEN ROOM

3.37m x 3.75m (11' 1" x 12' 4")

LARGE MASTER BEDROOM 1

4.23m x 6.3m (13' 11" x 20' 8")

EN-SUITE SHOWER ROOM

1.5m x 3.1m (4' 11" x 10' 2")

DOUBLE BEDROOM 2

4.23m x 4.43m (13' 11" x 14' 6")

MAIN FAMILY BATHROOM

2.33m x 2.86m (7' 8" x 9' 5")

Garage

3.3m x 6.04m (10' 10" x 19' 10")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	82
(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	