



Rowan House, Curtis Close, Barton-Upon-Humber, Lincolnshire, DN18 6LE



## A LARGE, MODERN FAMILY HOME WITH LOTS OF FLEXIBLE SPACE BACKING ONTO BAYSGARTH PARK



Rowan House forms part of a small, private development of just six houses. There's room for everything work, play, and family life with up to seven bedrooms, four bathrooms, and three reception rooms. A gateway from the garden leads straight into the park. Close to great schools and within easy reach of the A15 and Humber Bridge.





Inside, the layout is flexible and well thought out. There are up to seven bedrooms if you need them, along with four bathrooms, so there's no queue in the morning.

The three reception rooms give you lots of choice - set up a home office, a cinema room, a gym, or a playroom, and you'll still have room for proper family space.

The kitchen and main living areas are practical, comfortable and flow well for both everyday use and entertaining.

The garden is generous, and there's a great outdoor covered seating area to make the most of it, whatever the weather.

Parking's not a problem either - there's plenty of space on the drive plus a large garage.





This is a home that works hard for a busy household. Have a look at the floorplan to see how the layout might work for you.

#### Tenure

The property is freehold.

#### Council Tax

Council Tax is payable to the North Lincolnshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.\*

#### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

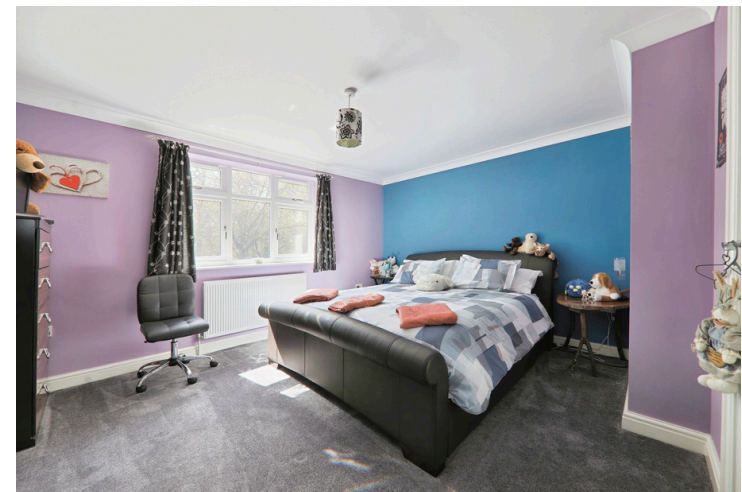
Strictly by appointment with the sole agents.

## Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

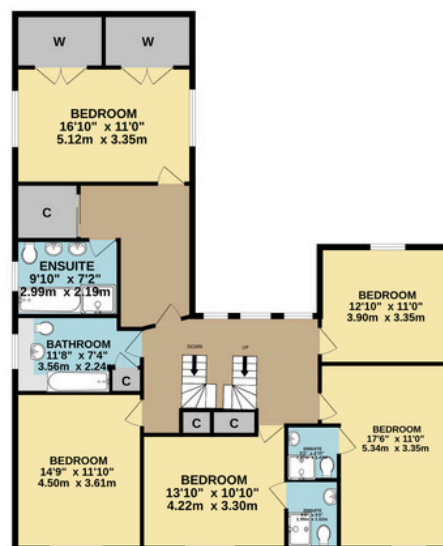




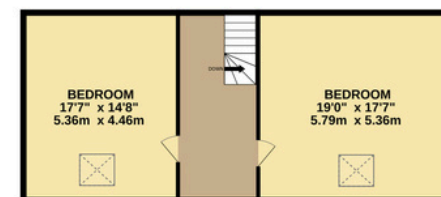
GROUND FLOOR  
1767 sq.ft. (164.2 sq.m.) approx.



1ST FLOOR  
1481 sq.ft. (137.6 sq.m.) approx.



2ND FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



CURTIS CLOSE, BARTON-UPON-HUMBER, DN18 6LE

TOTAL FLOOR AREA : 3975 sq.ft. (369.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

