



**44 Fleetgate
Barton-Upon-Humber, DN18 5QD
Offers In The Region Of £170,000**

Bella
properties

**** PART EXCHANGED CONSIDERED ** NO CHAIN **** The opportunity has arisen to purchase this unique THREE bedroom detached house located in the sought after town of Barton-upon-Humber, North Lincolnshire. This property has so much to offer with lots of living space boasting FIVE reception rooms, multiple storage cupboards, three good sized bedrooms, large size family bathroom and attached garage.

Located close to the amenities found in Barton town centre, and close to transport links to Scunthorpe, Grimsby and Hull, viewings are available now and come highly recommended to not miss out on this property.

The property itself comprises of the first reception room as you enter, inner hallway, living room, sitting room, dining room, kitchen, office and rear entrance found on the ground floor followed by the landing leading into the three bedrooms and family bathroom on the first floor. Externally, the rear offers an enclosed concrete garden offering a good level of privacy with space for entertainment. Also included is a garage and storage shed.



Entrance

Entrance to the property is via the front door into the reception room.

Reception Room 11'10" x 17'10" (3.63 x 5.46)

Good sized space, leading into the hallway.

Inner Hallway

All doors lead into the reception room, living room, dining room, storage cupboard and stairs lead to the first floor.

Living Room 10'11" x 14'10" (3.34 x 4.54)

Carpeted throughout with central heating radiator and internal door leading into the office. Coving to the ceiling and wooden window faces to the side.

Sitting Room 11'10" x 12'11" (3.63 x 3.94)

Carpeted throughout with electric fireplace. Door leads into the dining room, wooden window faces to the front.

Dining Room 10'11" x 10'5" (3.35 x 3.19)

Tiled flooring throughout with coving to the ceiling. Open plan into the kitchen.

Kitchen 6'3" x 19'11" (1.91 x 6.09)

A variety of base height and wall mounted units with complementary counters and tiled splashbacks. Integrated sink and drainer, gas hob, electric oven with extractor fan and space for plumbing and white goods. Wooden window faces to the rear garden with uPVC double patio doors.

Office 8'4" x 8'4" (2.55 x 2.56)

Carpeted throughout with wooden window facing to the side. Door leads to the rear entrance.

Rear Entrance

Entrance from the side with space to make a downstairs W/C or storage.

Landing

All doors leading into the three bedrooms and bathroom. Wooden window faces to the rear garden.

Bedroom One 11'11" x 16'4" (3.65 x 4.99)

Carpeted throughout with central heating radiator and coving to the ceiling. Wooden window faces to the front.

Bedroom Two 12'0" x 14'5" (3.67 x 4.41)

Carpeted throughout with central heating radiator and coving to the ceiling. Two wooden windows face to the side.

Bedroom Three 10'9" x 14'9" (3.34 x 4.52)

Carpeted throughout with central heating radiator and coving to the ceiling. Wooden window faces to the side.

Bathroom 10'11" x 10'5" (3.33 x 3.18)

Three piece suite consisting of the toilet, sink and bath with overhead shower. Vinyl flooring throughout with coving to the ceiling and wooden window facing to the rear. Includes built in storage.

External

Street parking to the front, the rear offers an enclosed concrete garden with a good level of privacy and space for entertainment. Also included is a garage and storage shed.

Disclaimer

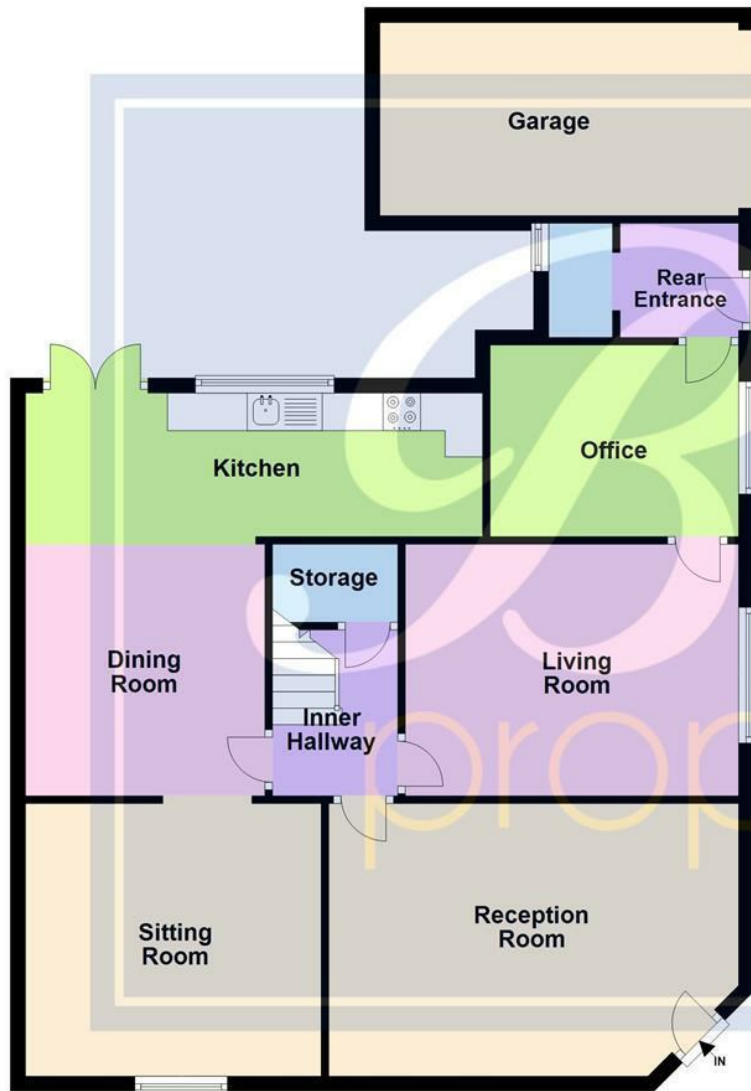
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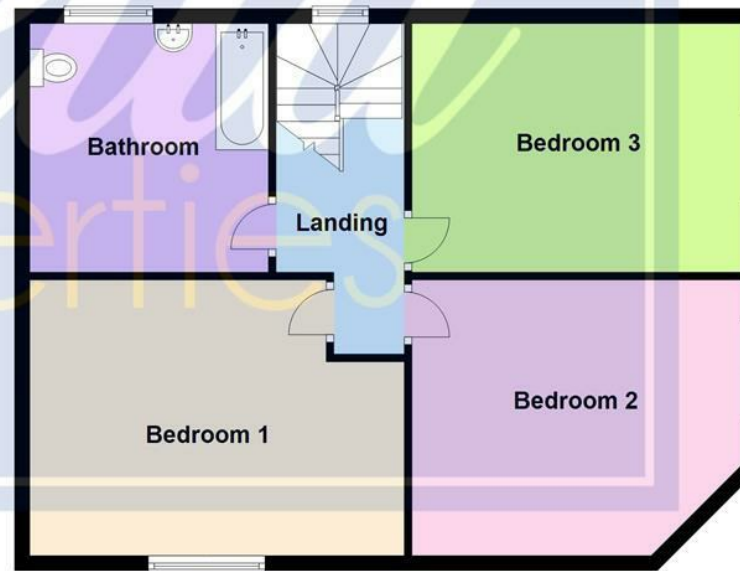
Ground Floor

Approx. 102.8 sq. metres (1106.0 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.1 sq. feet)



Total area: approx. 169.8 sq. metres (1827.2 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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