



WEISSHORN MARSH LANE

BARTON, DN18 5HF

£280,000
FREEHOLD

Welcome to Weisshorn on Marsh Lane in Barton upon Humber. As soon as you step inside, it becomes evident that the property has been meticulously maintained and presented with great care. If you're in search of something truly special, this wonderful family home is impeccably proportioned and finished to an exceptional standard throughout.



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WEISSHORN MARSH LANE



Full Description

If you're in search of something truly special, this wonderful family home is impeccably proportioned and finished to an exceptional standard throughout. Welcome to Weissfhorn on Marsh Lane in Barton upon Humber. As soon as you step inside, it becomes evident that the property has been meticulously maintained and presented with great care. The ground floor boasts underfloor heating throughout. Upon entering from the hallway, you'll find a cozy living room with a large picture window that fills the space with natural light. The thoughtful design of this property becomes apparent as you discover a generously sized utility room, which then leads to a convenient WC. The real magic of this home unfolds at the rear, where you'll find a spacious open-plan area drenched in natural light. Here, a well-equipped kitchen takes centre stage with its expansive central island and breakfast bar. Integrated appliances, including an oven, hob, dishwasher, and fridge freezer, make this a fantastic space for cooking. This seamlessly transitions into the open-plan dining room, offering ample room for a 6/8 seater table and featuring sliding doors that open to the rear gardens. The space is beautifully rounded off by a family sitting area, creating an ideal setting for family gatherings. Now, let's head upstairs to explore the meticulously decorated master bedroom and its en-suite bathroom. Additionally, there are three more double bedrooms, each tastefully appointed. A lovely bathroom awaits, complete with a free-standing bath and a shower. The rear garden is fully enclosed, featuring a spacious patio area and a well-maintained lawn. You'll also have access to a hand-built brick storage shed, perfect for storing outdoor equipment. Furthermore, the property comes with two allocated parking spaces for your convenience. This is a home where thoughtful design and attention to detail truly shine.

ENTRANCE

Via a composite door into a light and spacious hallway

LIVING ROOM

A great cosy space to enjoy, with underfloor heating and a large picture window to the front this a great space all year around

KITCHEN DINING FAMILY ROOM

The heart of the home to enjoy all your family being in the same space, the kitchen seamlessly flowing into the dining and living area creating a central hub. Modern appliances and ample opportunity for dining relaxing or entertaining in this open plan space.

UTILITY

A great space to keep everything organised tidy and out of side, with space for both and washing machine and tumble drier as well as plenty of storage cupboards its a great addition to any home.

GROUND FLOOR WC

Located off the utility room this is a convenient for guests and children.

FIRST FLOOR HALLWAY

A nice large area serving the 4 bedrooms and bathroom

MASTER BEDROOM

Bang on trend with wood panelling to the feature wall and decorated to a lovely standard with access to en-suite

EN-SUITE

Walk in shower with waterfall and handheld attachments, a low-level WC and hand wash basin

BEDROOM TWO

A nicely proportions guest bedroom with ample space for wardrobes

BEDROOM THREE

Another double bedroom, perfect for teenager or kids

BEDROOM FOUR

Currently utilized as a double bedroom / dressing room.

FAMILY BATHROOM

Beautifully styled with the benefit of a stylish free-standing bath and a separate shower

EXTERNAL

The rear of the property enjoys a lovely sunny garden with a nice large patio area which is ideal for outdoor entertaining, it comes fully enclosed and had a brick build storage shed to the rear as well as allocated parking for two vehicles.

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ADDITIONAL INFORMATION

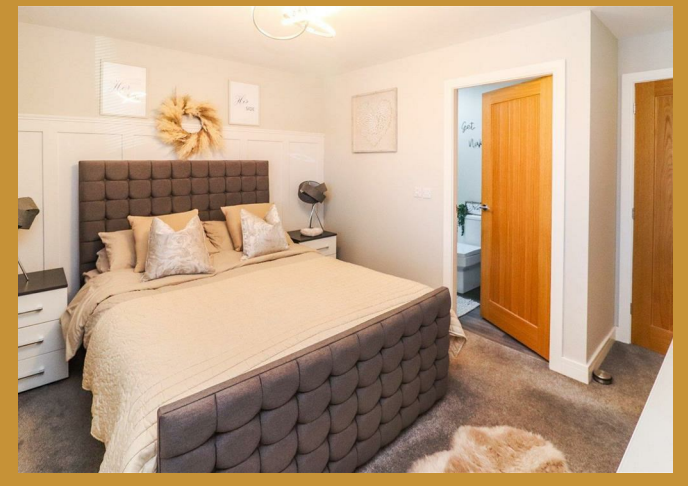
Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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