



25 APPLELEAF LANE
BARTON-UPON-HUMBER, DN18 5GP

£285,000
FREEHOLD

Welcome to Appleleaf Lane! This exquisite 4-bedroom detached family home, constructed by the esteemed Keigar Homes, awaits you. Meticulously maintained over the years,



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FULL DESCRIPTION

Welcome to Appleleaf Lane! This exquisite 4-bedroom detached family home, constructed by the esteemed Keigar Homes, awaits you. Meticulously maintained over the years, this property boasts a delightful free-flowing open-plan layout towards the rear, comprising a spacious kitchen diner and family room. At the front, you'll find a generously proportioned living room featuring Keigar's signature inglenook fireplace. Completing the ground floor is a convenient utility room and WC.

Ascend to the first floor, where the master bedroom awaits with its own ensuite bathroom, providing a private retreat. Additionally, there are three further double bedrooms, each offering ample space, all serviced by a well-appointed family bathroom.

Located in the desirable Appleleaf Lane, this home combines comfort, style, and functionality, making it the perfect haven for a growing family.

LIVING ROOM

Step into the elegant formal living room of this exquisite home and be greeted by its spaciousness and charm. The focal point of the room is the signature Keigar inglenook fireplace, adding a touch of character and warmth to the space. With ample room for seating and entertaining, this inviting living room offers a cozy yet refined atmosphere, perfect for relaxing with family or hosting guests. Large windows allow natural light to flood in, enhancing the bright and airy ambiance. Whether enjoying quiet evenings by the fire or gathering with loved ones, the formal living room is sure to be a cherished space within this exceptional home.

KITCHEN DINING ROOM

Welcome to the heart of the home - the kitchen! Step inside and experience the light-filled and spacious

ambiance that defines this beautiful space. The kitchen seamlessly flows into the family dining area, creating an inviting atmosphere for gathering and entertaining.

You'll notice the abundance of high gloss wall and base units, providing ample storage for all your kitchen essentials. Equipped with a double oven and integrated dishwasher, this kitchen is designed to make cooking and cleaning a breeze. The expansive work surfaces offer plenty of space for meal preparation, while the central island adds both functionality and style to the room.

Moving into the dining area, you'll find ample space for an 8-seater dining table, perfect for hosting family meals and dinner parties. With its open layout and seamless connection to the family room, this space encourages effortless interaction and enjoyment.

FAMILY ROOM

An extra reception room of this wonderful home, a versatile space designed for relaxation and entertainment. As you step inside, you'll be greeted by the inviting ambiance and the elegance of French doors that open onto the patio area, seamlessly blending indoor and outdoor living.

UTILITY

Space and plumbing for washing machine and tumble dryer

WC

Low level WC, hand wash basin and radiator

MASTER BEDROOM

Light and spacious double bedroom of this charming home. As you enter, you'll be greeted by a room filled with natural light streaming in through large windows, creating a bright and airy atmosphere.

ENSUITE

Double walkin shower, low level WC and handwash basin

BEDROOM TWO

Another generous double with large storage cupbaord

BEDROOM THREE

Double bedroom with a selection of built in wardrobes and drawers

BEDROOM FOUR

Small double bedroom

FAMILY BATHROOM

Spotlight to ceiling, low level WC, handwash basin, p shape bath with curve glass enclosure and shower overhead

EXTERNAL

The property boasts a block paved driveway at the front, offering off-road parking for two cars alongside a garage equipped with a roller shutter door. Moving to the rear, residents are greeted by a spacious patio area complemented by a well-maintained lawn. This area presents an enticing opportunity for passionate gardeners to exercise their creativity and transform the space according to their preferences.

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ADDITIONAL INFORMATION

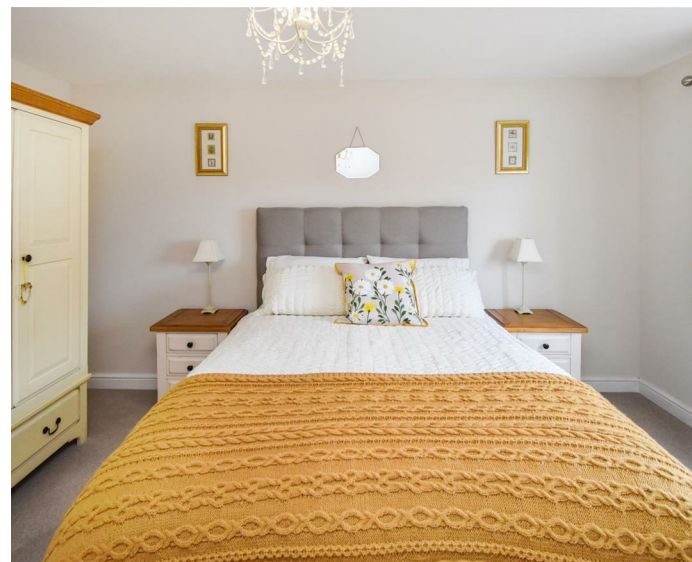
Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



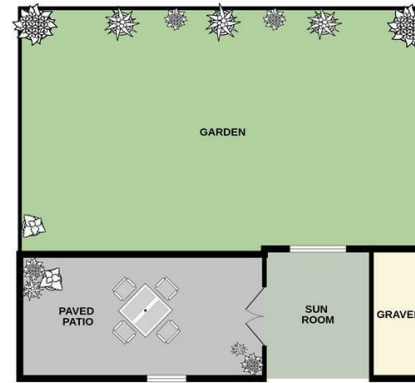
GROUND FLOOR



1ST FLOOR



REAR GARDEN



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		80	
(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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