



3 BREWERS LANE
BARTON ON HUMBER, DN18 5HD

£200,000
FREEHOLD

Presenting an immaculate three-bedroom semi-detached property located off Pasture Road in Barton upon Humber, perfect for young families or first-time buyers.



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Full Description

Presenting an immaculate three-bedroom semi-detached property located off Pasture Road in Barton upon

Humber, perfect for young families or first-time buyers. Newly completed in 2022, this property is being sold with vacant possession, ready for immediate occupancy.

On the ground floor, you'll find an open-plan kitchen, dining, and utility room, along with a WC and a spacious living room. The first-floor features three bedrooms, including a master bedroom with a dressing area and ensuite. The family bathroom adds a touch of luxury with its contemporary freestanding bath.

Additionally, the property offers two parking spaces and a well-manicured rear garden, making it a delightful home in a sought-after location.

ENTRANCE HALLWAY

Accessed through a composite door with stairs to the front floor leading

into:-

LIVING ROOM

With UPVC double glazed windows to front and side aspect, space for comfy sofas and TV with cabinet.

UTILITY

With under counter storage cupboards, space and plumbing for a washing machine and dryer leading into:-

DOWNSTAIRS WC

With a vanity housed hand wash basin with storage, WC and extractor fan.

KITCHEN / DINER

With UPVC double glazed sliding doors leading out into the rear garden, selection of wall and base units with laminate worktops, composite sink, electric fan assisted oven with gas hob and extractors fan, integrated dishwasher, integrated fridge and freezer, island with storage and

breakfast bar, space for six seater table and chairs.

FIRST FLOOR LANDING

With a UPVC double glazed window to side aspect and loft hatch access leading into:-

MASTER BEDROOM

Rear facing with a UPVC double glazed window looking into the garden, space for a king size bed with side draws, built in wardrobes.

MASTER EN-SUITE

With an opaque double glazed window to rear aspect, WC, vanity housed had wash basin with storage, cubicle shower and chrome towel heater.

BEDROOM TWO

Forward facing with a UPV double glazed window to front aspect, space for a double bed and storage.

BEDROOM THREE

Forward facing with a UPVC double glazed window to the front aspect, space for a double bed and storage.

FAMILY BATHROOM

With an opaque UPVC double glazed

window to side aspect, contemporary free stand bath with mixer taps, cubicle shower, WC, vanity housed hand wash basin with storage, chrome towel heater.

EXTERNALLY

The front of the property has a block paved parking area for two vehicles which leads to the side access a timber gate. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area and a timber shed.

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ADDITIONAL INFORMATION

Local Authority – North Lincolnshire

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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