



1 Finchley Close, BARTON ON HUMBER DN18 5FL

New £250,000



- Cul de Sac Location
- Beautifully Presented
- Secure and Enclosed Low Maintained Garden
- Ensuite Shower Room to Master
- uPVC Double Glazed Throughout
- Walking Distance to Tesco Supermarket
- Larger than Initially Perceived
- Two Double Bedrooms
- Integral Garage



Bell Watson are delighted to market this beautifully maintained and presented detached bungalow situated in a quiet cul de sac location only a few minutes walk from Tesco supermarket. Having previously been a three bed, this larger than originally perceived bungalow comprises of a spacious hallway, a large reception room, a well appointed kitchen, two double bedrooms with an en-suite to the master, shower room, an integral garage with plumbing and beautiful landscaped low maintenance surrounding gardens.



## **LOCATION**

Situated in a quiet but highly convenient cul de sac close to the many amenities Barton upon Humber has to offer, including local shops, post office, primary and secondary schools, selection of restaurants and public houses and sports facilities. This popular market town is situated close to the Humber bridge, A18 and M180. Being 6 miles distant of the city Kingston upon Hull (UK's Capital of Culture 2017).

## **ACCOMMODATION**

Deceptively large and arranged over the ground floor with the living accommodation to the rear of the bungalow. The bungalow has recently been fitted with new carpets throughout however there is good quality laminate flooring under should you rather having hard flooring.

### **HALL 7.52m (24' 8") x 1.29m (4' 3")**

Enter the property via the uPVC front door into a spacious central hallway having two light fittings, coving and loft access to the ceiling. There is a large storage cupboard with lighting, a central heating radiator and carpeted flooring.

### **KITCHEN 3.17m (10' 5") x 2.99m (9' 10")**

A well appointed kitchen provides a range of wall and base units with complimentary worktops having tiled splash backs. There is an integrated gas oven and hob with extractor over and an integrated fridge. A stainless steel 1.5 sink with chrome mixer tap sits under a uPVC double glazed window with rear garden outlook and a uPVC external door opens to the side of the bungalow. There is a strip light to the ceiling, a central heating radiator and cushion flooring.

### **LOUNGE 5.49m (18' 0") x 4.04m (13' 3")**

A superb sized lounge with the electric fireplace being the focal point of the room and also benefits having uPVC double glazed french doors bringing the outside in. There is a light fitting and coving to the ceiling, a uPVC double glazed window to the side aspect, a central heating radiator and carpeted flooring.

### **MASTER BEDROOM 4.72m (15' 6") x 4.34m (14' 3")**

Having previously been two bedrooms and opened up into one, this master bedroom provides ample light via the uPVC double glazed windows to the front and side aspect. There are two light fittings and coving to the ceiling, two central heating radiators and carpeted flooring.

### **EN-SUITE SHOWER ROOM 2.65m (8' 8") x 1.16m (3' 10")**

A modern suite fitted with mermaid boarding provides a mains shower with rainfall and handheld shower heads, a wall mounted sink with chrome mixer tap and close coupled WC. There is a light fitting to the ceiling, a uPVC obscure double glazed window to the side aspect, a central heated towel rail and cushion flooring.

### **BEDROOM TWO 4.33m (14' 2") x 2.44m (8' 0")**

Being double in size and fitted with a range of built in furniture having a light fitting a coving to the ceiling, a uPVC double glazed window to the side aspect, a central heating radiator and carpeted flooring.

### **SHOWER ROOM 2.23m (7' 4") x 1.84m (6' 0")**

With full mermaid boarding to the walls the three piece suite incorporates a sit down mains shower with rainfall and handheld shower heads and glazed screen, a pedestal wash basin with chrome mixer tap and close coupled WC. There is a uPVC obscure double glazed window to the side aspect, a light fitting to the ceiling, a wall mounted chrome mains central heated towel rail and cushion flooring.

## **INTEGRAL GARAGE 3.30m (10' 10") x 2.79m (9' 2")**

Providing entry from the central hallway the garage provides a main electric roller door, strip light to the ceiling, power and plumbing for a washing machine and dryer and tiled flooring. The gas Ideal combination boiler is located in here.

## **OUTSIDE**

The bungalow enjoys fully enclosed and secure surround gardens cleverly landscaped for easy maintenance with the benefit of having mature and well established plants and flowers. There are secured gates at either side of the bungalow with paths running the perimeter and a large timber shed providing storage for all your garden essentials. A raised decking area covered with artificial grass and canopy over off the french doors is the perfect places to enjoy alfresco dining come rain or shine and the surrounding fences are fitted with lighting making it possible to enjoy the outside space at night.

## **FIXTURES AND FITTINGS**

All integrated appliances are to be included within the sale of the property.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property.

## **COUNCIL TAX**

The Council Tax band for this property is Band C as confirmed by North Lincolnshire Council.









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