



Nestled in the desirable area of Fisher Close, Barton-Le-Clay, this charming detached house offers a perfect blend of comfort and convenience.

This delightful home is not only spacious but also situated in a community that offers a welcoming atmosphere. With its excellent amenities and transport links nearby, this property is a fantastic opportunity for anyone looking to settle in a vibrant and friendly neighbourhood. Don't miss the chance to make this lovely house your new home.

ENTRANCE PORCH

Double glazed composite door to the front aspect and a double glazed window to the side. Radiator. Double glazed composite door leading to:

ENTRANCE HALL

Providing access to all ground floor accommodation with fitted carpet. Radiator. Stairs rising to the first floor accommodation.

CLOAKROOM

Fitted to comprise a WC and wash hand basin. Radiator. Part tiled walls. Double glazed window to the front aspect.

LOUNGE AREA

Double glazed window to the front aspect. Radiator. Fitted carpet. Under stairs storage cupboard. Coved and textured ceiling. Archway leading to:

DINING AREA

Double glazed French patio doors leading to the rear garden. Radiator. Fitted carpet. Coved and textured ceiling.

KITCHEN

Tastefully fitted to comprise a range of wall, drawer and base level units with work top surfaces over. Drainer sink unit. Integrated oven and gas hob with an extractor hood over. Space for a refrigerator/ freezer. Space and plumbing for a washing machine. Radiator. Wall mounted boiler. Part tiled walls and tiled floor. Feature lighting to kick boards.

LANDING

Providing access to all first floor accommodation with fitted carpet. Hatch to the loft. Double glazed window to the side aspect. Airing cupboard with shelving and housing the insulated hot water tank.

BEDROOM ONE

Double glazed windows to the front aspect. Bedroom furniture as fitted. Radiator. Fitted carpet.

BEDROOM TWO

Double glazed window to the rear aspect. Fitted wardrobes. Radiator. Fitted carpet.

EN-SUITE SHOWER ROOM

Fitted to comprise a shower enclosure with a mains fed shower over, WC and wash hand basin. Radiator. Part tiled walls. Wood laminate flooring. Extractor fan.

BEDROOM THREE

Double glazed window to the front aspect. Radiator. Fitted carpet.

FAMILY BATHROOM

Fitted to comprise a WC, wash hand basin and panelled bath. Radiator. Part tiled walls. Wood laminate flooring. Double glazed window to the rear.

TO THE FRONT

A paved driveway providing off road parking.

REAR GARDEN

West facing and enclosed with a patio area adjacent to the rear of the property. The remainder being laid mostly to shingle and raised beds. Boundary fencing.

GARAGE

With up and over door to the front. Double glazed door to the rear. Light and power. Eaves storage.

NB

Services and appliances have not been tested.

VIEWING

By appointment through Bradshaws.

DISCLAIMER

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

