



**16 Lunns Crescent**  
**Barton-Upon-Humber, DN18 5NB**  
**£140,000**

*Bella*  
properties

Located in a cul de sac within a popular area within the market town of Barton upon Humber, this well presented semi detached house is brought to the market for sale by Bella Properties. Appealing to first time buyers, this property is situated close to many local amenities as well as good transport links to Hull, Scunthorpe, Grimsby and Cleethorpes. Boasting a spacious living area, scope for an extension and off road parking, this home would be an asset to any buyer. Viewings are available now and come highly recommended to appreciate this delightful home.

The property itself briefly comprises of a hallway, living room and kitchen on the ground floor with landing, two bedrooms and bathroom on the first floor. Externally there is off road parking to the front of the property on a block paved driveway, and a good sized lawned garden to the rear with outbuilding and shed.



**Hall** 5'9" x 7'2" (1.77 x 2.19)

Entrance to the property is via the front door and into the hall. Internal doors leads to the living room and storage cupboard and uPVC window faces to the side of the property. Stairs lead to the first floor accommodation.

**Kitchen** 12'0" x 7'4" (3.67 x 2.24)

Vinyl effect tiled flooring with coving to the ceiling, uPVC window faces to the rear of the property and uPVC door leads to the side of the property. A variety of base height and wall mounted units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

**Living Room** 11'0" x 19'6" (3.37 x 5.96)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on marble and wood effect surround, uPVC window faces to the front of the property and uPVC French doors lead to the rear garden.

**Landing** 10'5" x 6'5" (3.19 x 1.97)

uPVC window faces to the side of the property. Internal doors lead to the two bedrooms and bathroom.

**Bedroom One** 14'1" x 8'9" (4.31 x 2.69)

Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC window faces to the front of the property.

**Bedroom Two** 10'4" x 10'7" (3.17 x 3.25)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

**Bathroom** 5'5" x 6'5" (1.66 x 1.97)

Vinyl effect flooring with tiled walls, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub, sink and toilet.

**External**

To the front of the property is a block paved driveway for off road parking. Access to the rear leads down the side of the property to the rear garden which is mainly laid to lawn with brick built outbuilding and storage shed.

**Disclaimer**

The information displayed about this property comprises a

property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

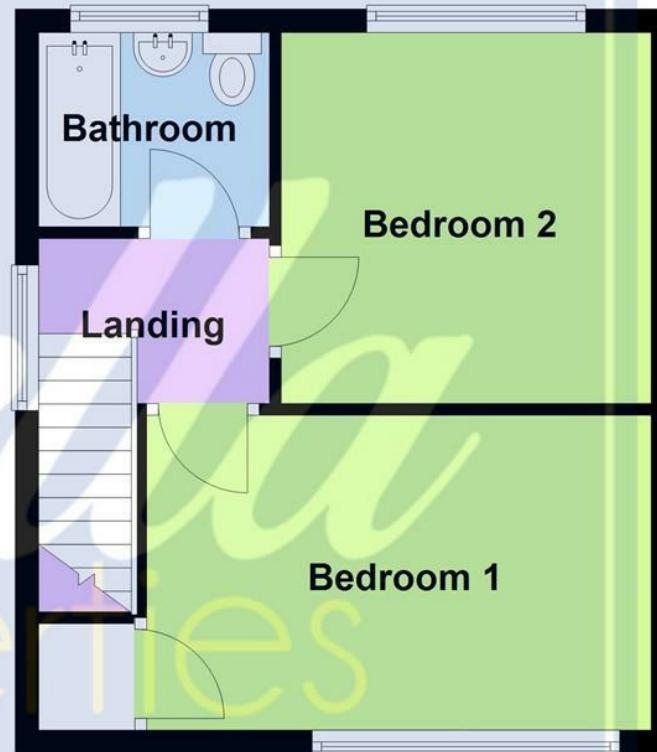




## Ground Floor



## First Floor



Total area: approx. 62.7 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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