



37 Forkedale, Barton-Upon-Humber

£215,000 Freehold

TRADITIONAL DETACHED BUNGALOW • NO UPWARD CHAIN • WELL ESTABLISHED RESIDENTIAL AREA • 3 BEDROOMS • GENEROUS MAIN LOUNGE DINING ROOM • FITTED KITCHEN & SHOWER ROOM • PRIVATE REAR GARDEN • AMPLE OFF STREET PARKING & SINGLE GARAGE • VIEW VIA OUR BARTON OFFICE



paul fox
the family estate agents

Detached 3-bed bungalow in sought-after Barton-upon-Humber. No chain. Spacious lounge, gardens, garage, potential extra parking. Ideal for downsizers. Close to amenities. EPC E. Council Tax C. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- TRADITIONAL DETACHED BUNGALOW
- NO UPWARD CHAIN
- WELL ESTABLISHED RESIDENTIAL AREA
- 3 BEDROOMS
- GENEROUS MAIN LOUNGE DINING ROOM
- FITTED KITCHEN & SHOWER ROOM
- PRIVATE REAR GARDEN
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Side Entrance Porch

3' 7" x 8' 6" (1.10m x 2.60m). With a side uPVC double glazed door with decorative glazing and side, front and rear uPVC double glazed windows and an internal uPVC double glazed door allows access through to;

Inner Hallway

Has loft access, built-in storage cupboards and further doors allowing access off to;

Front Living Room

16' 9" x 11' 11" (5.10m x 3.63m). With a front bow uPVC double glazed window, wall to ceiling coving, TV point and an electric coal effect fireplace with projecting marbled style hearth with decorative oak surround and mantel.

Kitchen

11' 10" x 9' 8" (3.60m x 2.95m). With a front uPVC double glazed window. The kitchen provides a range of pine fronted low level units, drawer units and wall units with brushed aluminium style pull handles, a patterned working top surface incorporating a single ceramic sink unit with drainer to the side and block mixer tap, built-in electric oven with matching grill, four ring gas hob with overhead canopied extractor fan, plumbing for a washing machine and space for a tall fridge freezer, cushioned flooring and extractor fan.





Master Bedroom 1

10' 11" x 12' 7" (3.32m x 3.84m). With a rear uPVC double glazed window and wall to ceiling coving.

Rear Double Bedroom 2

10' 11" x 8' 11" (3.34m x 2.73m). With a rear uPVC double glazed window and a bank of fitted wardrobes.

Bedroom 3

7' 10" x 9' 5" (2.40m x 2.87m). With a side uPVC double glazed window and a built-in storage cupboard.

Shower Room

5' 4" x 7' 10" (1.63m x 2.40m). With a side uPVC double glazed window with frosted glazing, a three piece suite comprising a double walk-in shower cubicle with overhead electric shower with tiled splash backs, a low flush WC and a pedestal wash hand basin and tiling to the walls.



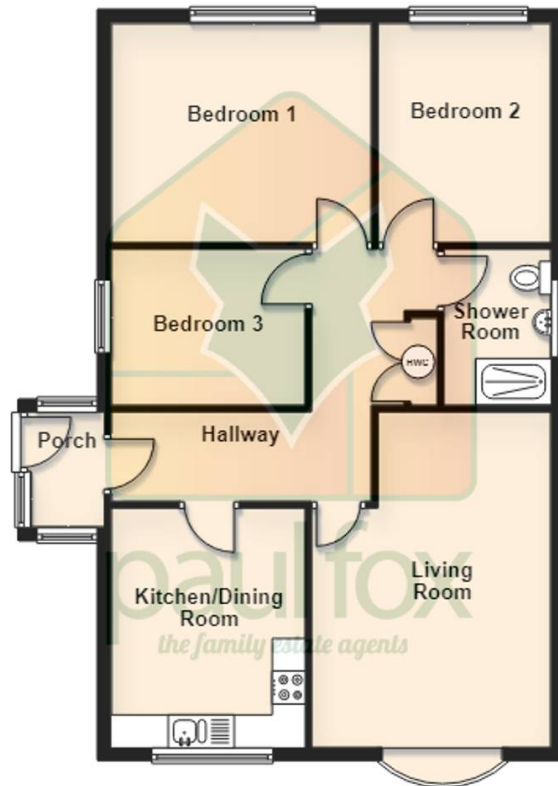
Grounds

The bungalow is positioned on a generous mature plot with the front providing a principally lawned garden with planted borders and front dwarf boundary bricked walling, adjoining the side is a spacious hard standing driveway which allows ample off street parking and access down the side of the bungalow to a detached brick built single garage with an up and over door and power and lighting. To the rear provides a principally lawned garden with planted borders, enclosed fencing and boundary hedging providing an excellent degree of privacy and an aluminium framed greenhouse.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ground Floor

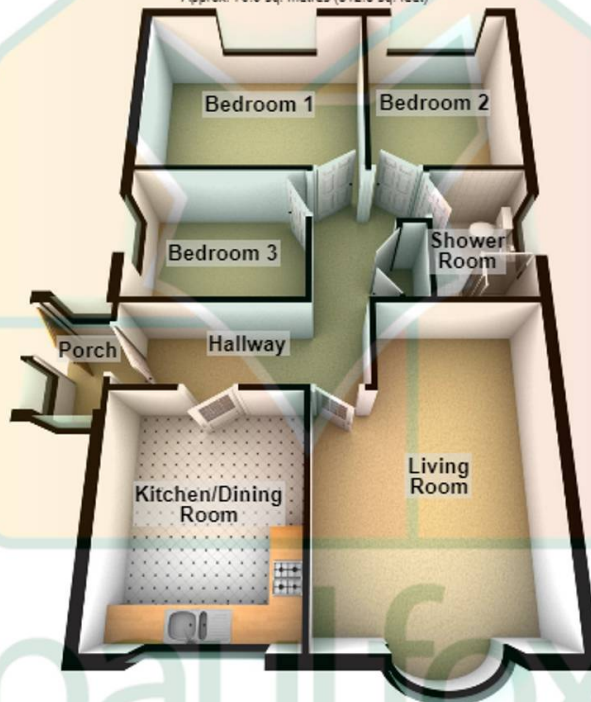
Approx. 75.5 sq. metres (812.8 sq. feet)



Total area: approx. 75.5 sq. metres (812.8 sq. feet)

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