



34 Meadow Drive

, Barton-Upon-Humber, DN18 6DL

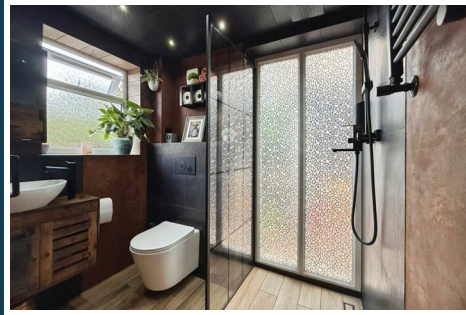
£199,950



34 Meadow Drive

, Barton-Upon-Humber, DN18 6DL

£199,950



Ground Floor

Entrance Hallway

A light and welcoming entrance to the front via double glazed composite door. With fixed staircase to the first floor, storage cupboard under and opening into:

Lounge

12'7" x 15'3" (3.85m x 4.67m)

A generous lounge to the front with UPVC double glazed window, radiator and wall mounted fire.

Kitchen Diner

9'4" x 21'8" (2.87m x 6.62m)

A well appointed dining kitchen to the rear, fitted with a range of base and wall mounted units, solid wooden worksurfaces with tiling to splashback areas, Belfast sink, inset hob with extractor over, raised built in double oven and integrated dishwasher. With UPVC double glazed window and UPVC French doors, radiator.

Shower Room

5'5" x 6'5" (1.66m x 1.96m)

A downstairs shower room with UPVC double glazed window to the side and rear. Fitted with an open shower, low level WC and sink unit, with Heated towel radiator and underfloor heating.

Store

8'9" x 9'11" (2.68m x 3.03m)

To the rear of the garage and currently used as a utility/ store and with plumbing for automatic washing machine and further space for a tumble dryer.

First Floor

Central Landing

With UPVC double glazed window to the side, providing access to all first floor rooms and radiator.

Bedroom One

11'10" x 12'7" (3.62m x 3.86m)

A generous double bedroom to the front with UPVC double glazed window, fitted wardrobes for storage and radiator.

Bedroom Two

9'5" x 14'0" (2.88m x 4.28m)

Double bedroom to the rear, UPVC double glazed window, fitted wardrobes and radiator.

Bedroom Three

9'8" x 6'2" (2.96m x 1.89m)

To the front with UPVC double glazed window to the front, fitted wardrobe and second storage cupboard above the stairs and radiator.

Bathroom

6'10" x 5'4" (2.09m x 1.65m)

A modern bathroom with a three-piece suite in white with panelled bath and shower over, sink set upon vanity unit with storage and low level WC. with UPVC double glazed window and heated towel radiator.

Externally

A generous plot with ample parking for multiple cars to the front, a lawned garden and gated access to the side. The side has a workshop/ storage area

Tel: 01482 322411

and the rear is a well cared for and colourful garden with patio area for seating, pond and the end of the garden has a separate shed.

Garage

7'10" x 8'9" (2.39m x 2.68m)

With up and over door to the front, lighting and power. Currently used as additional workshop space and can also be accessed through the store room from the house.

Council Tax Band

We have been advised the property is council tax band B, payable to North Lincolnshire Council.

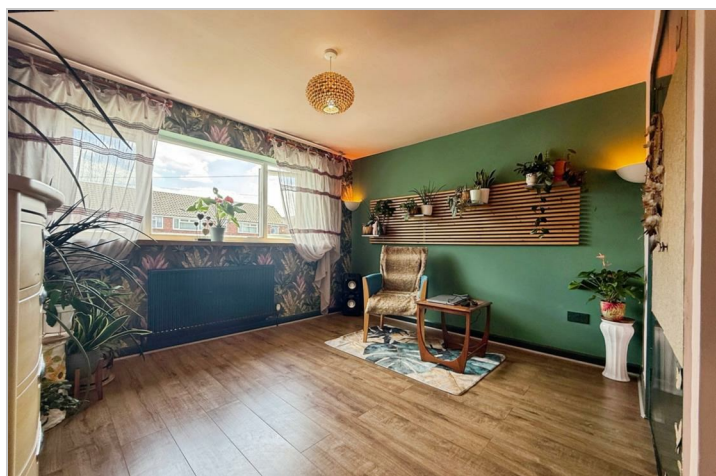
ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



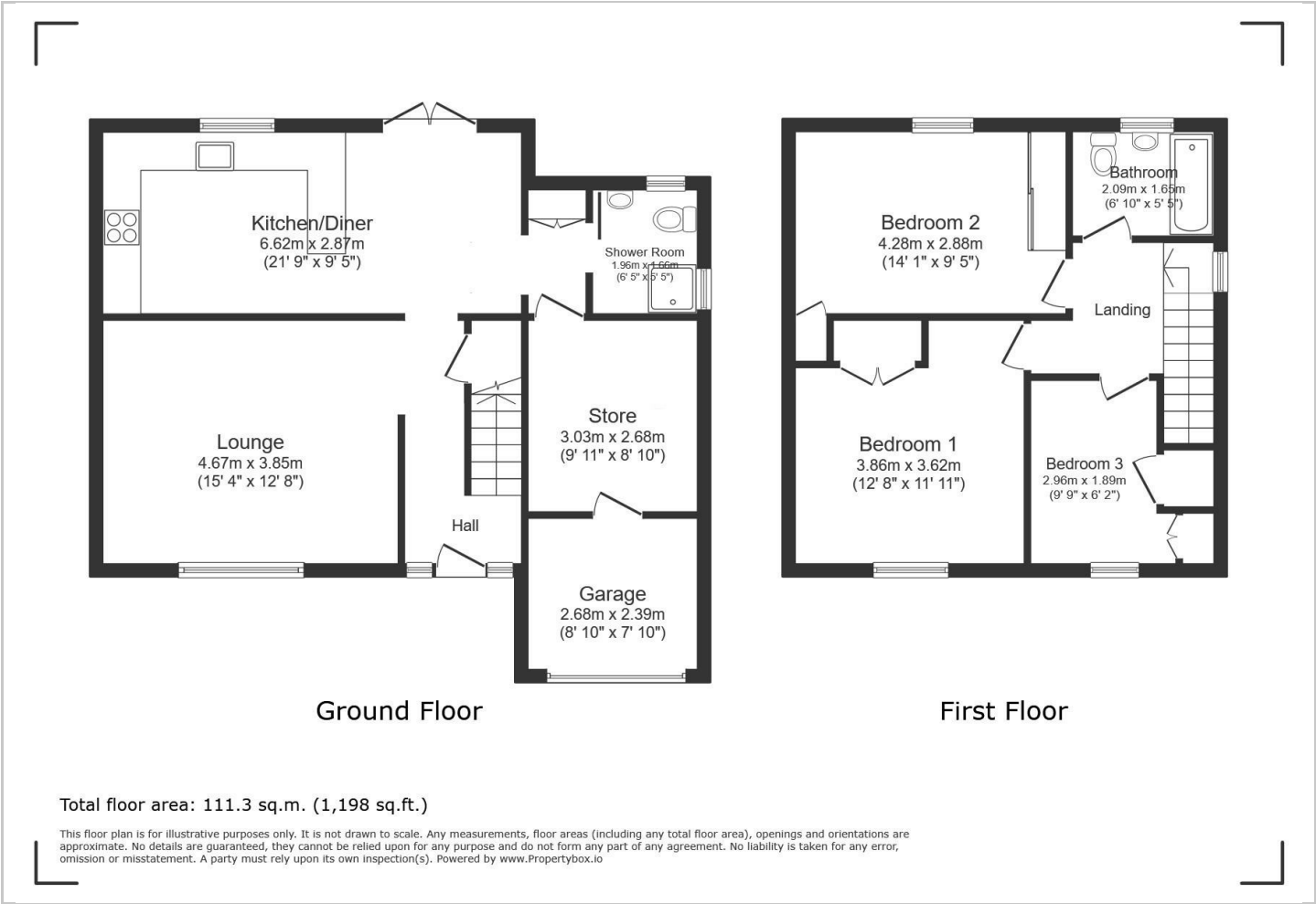
Hybrid Map



Terrain Map



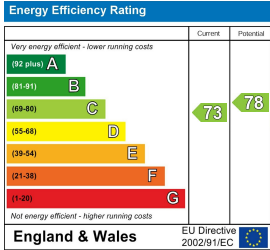
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.