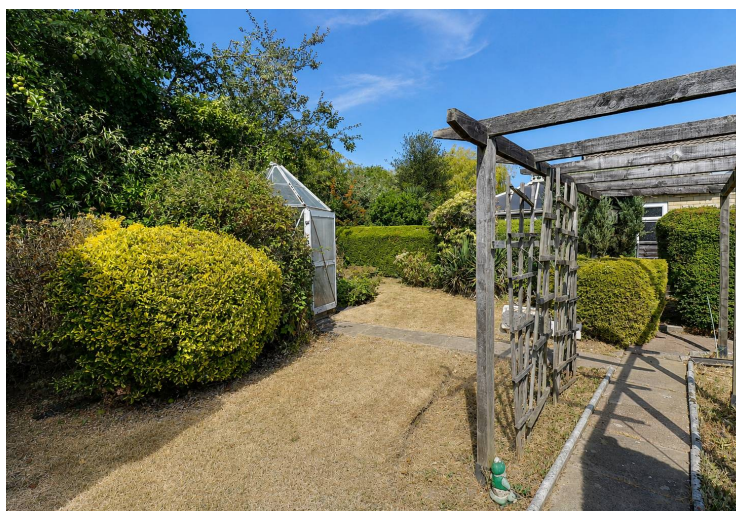




12 Sunnybank, Barton-Upon-Humber

£235,000 Freehold

TRADITIONAL DETACHED BUNGALOW • SOUGHT AFTER CUL-DE-SAC LOCATION • NO UPWARD CHAIN

Detached bungalow in Barton-upon-Humber with no upward chain, two double bedrooms, office, garage, generous south-east facing garden, loft storage, and scope to personalise.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- TRADITIONAL DETACHED BUNGALOW
- SOUGHT AFTER CUL-DE-SAC LOCATION
- NO UPWARD CHAIN





Central Entrance Hallway

Includes a front uPVC double glazed entrance door with inset patterned glazing, wall to ceiling coving, a wall mounted alarmed keypad, a further wall mounted thermostatic electronic control for the heating, built-in storage cupboard, loft access to a sizeable loft which has potential to be converted with fully power and a Worcester Bosch combi boiler and doors lead off to;

Lounge

15' 11" x 13' 1" (4.85m x 4.00m)

Including a dual aspect with front and side uPVC double glazed windows, wall to ceiling coving, parquet style flooring and a feature gas coal effect fireplace with marble style hearth and backing and decorative oak surround and mantel and two single wall lights.





Kitchen Diner

13' 1" x 13' 1" (4.00m x 4.00m)

With surrounding windows uPVC double glazed to the side aspect and hardwood to the rear. The kitchen includes a range of pine low level units, drawer units and wall units with rounded decorative pull handles and glazed fronts to the wall unit with a patterned working top surface, space for a free standing gas cooker, integrated fridge and Zanussi microwave, ceiling spotlights, space and plumbing for an automatic washing machine, space for an under counter tumble dryer, a period arched glazed window to the side and a door leads through to;

Rear Sun Room

10' 2" x 10' 4" (3.11m x 3.16m)

With surrounding uPVC double glazed windows, dwarf bricked walling, two electric storage heaters, a side uPVC double glazed door allows access to the garden and the roof is hipped and pitched with glazed windows.

Office

5' 4" x 9' 5" (1.62m x 2.87m)

With a rear uPVC double glazed window.

Rear Double Bedroom 1

13' 11" x 11' 0" (4.25m x 3.35m)

With a side uPVC double glazed window, wall to ceiling coving.





Front Double Bedroom 2

12' 11" x 10' 11" (3.94m x 3.33m)

With a front uPVC double glazed window and a bank of fitted wardrobes with matching drawers.

Wet Room

5' 3" x 9' 4" (1.60m x 2.84m)

With a side uPVC double glazed window with frosted glazing with a wet area enclosure with overhead electric Mira shower with mermaid boarding splash back, pedestal wash hand, a low flush WC, cushioned flooring and a wall mounted chrome towel heater and extractor fan.

Grounds

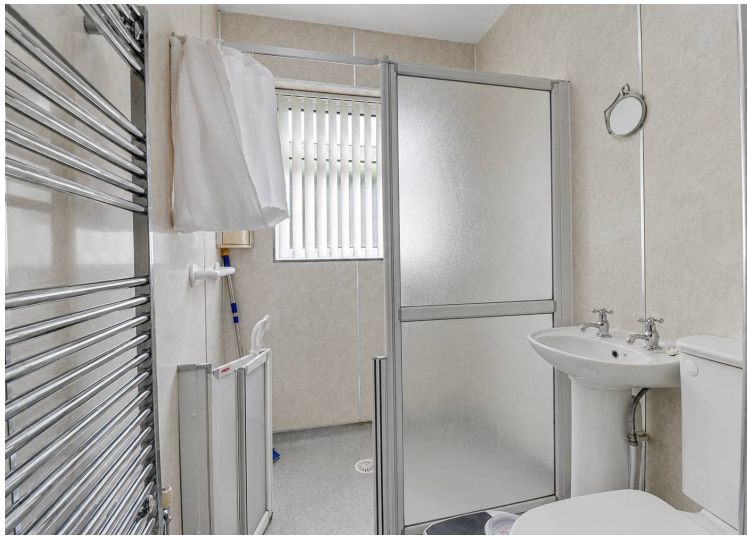
To the rear of the bungalow provides a generous extremely private mature lawned garden with decorative borders, further raised gravelled borders, hedging and mature trees and bushes. Access leads down the side of the bungalow via a secure side gate. The rear gardens includes two timber storage sheds and a greenhouse. To the front provides a hard standing driveway allowing off street parking leading to the attached garage, with a low maintenance gravelled front with dwarf bricked boundary walling.

Garage

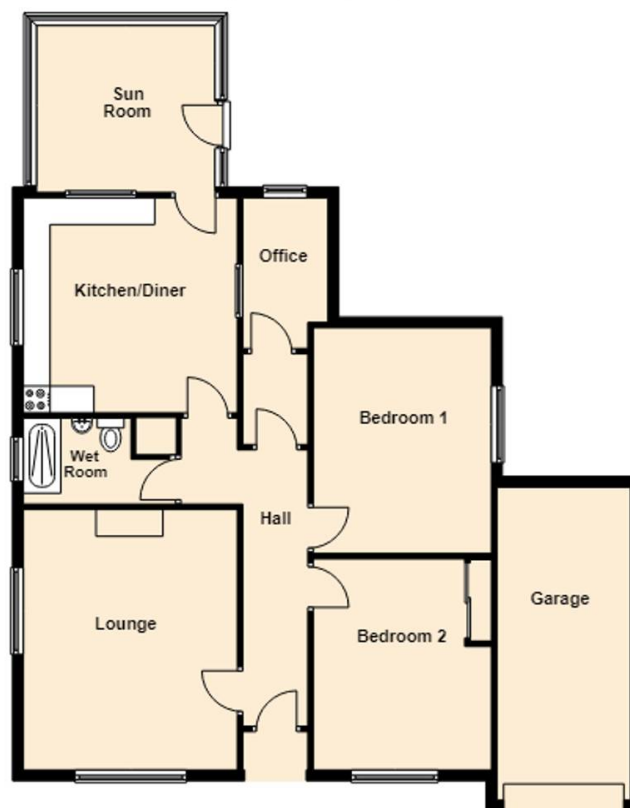
8' 3" x 19' 3" (2.51m x 5.87m).

With automatic door and full power and lighting.



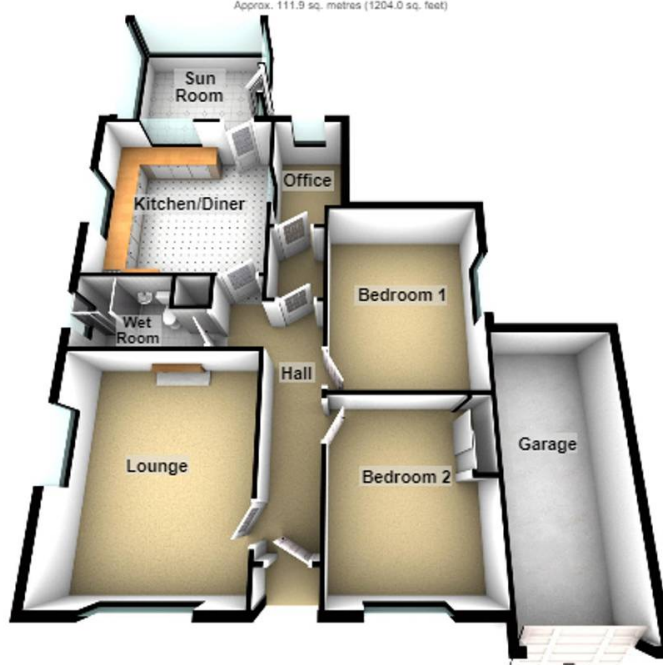


Ground Floor
Approx. 111.9 sq. metres (1204.0 sq. feet)



Total area: approx. 111.9 sq. metres (1204.0 sq. feet)

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