



37 BAYLEAF LANE

BARTON-UPON-HUMBER, DN18 5GQ

£235,000
FREEHOLD

Immaculate three-bedroom, three-storey semi-detached home with garage, driveway and enclosed rear garden with French doors to the kitchen. Built by Keigar Homes with remaining warranty, located in the sought-after town of Barton-upon-Humber offering excellent road links to Hull, Lincoln, Scunthorpe and Grimsby.



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DESCRIPTION

This beautifully presented three-bedroom, three-storey semi-detached property offers modern living throughout and is ideal for families or professionals alike. Built by Keigar Homes, the property still benefits from remaining warranty for added peace of mind.

The home features a spacious and stylish interior, including a well-appointed kitchen with French doors opening onto an enclosed rear garden, creating the perfect space for entertaining or relaxing.

Upstairs, the property boasts three generously sized bedrooms, including a master bedroom with ensuite, alongside a contemporary family bathroom finished to a high standard.

Externally, the home benefits from a garage and driveway, providing ample off-road parking, as well as a private enclosed rear garden designed for outdoor enjoyment.

Situated in the popular town of Barton-upon-Humber, the property enjoys excellent road links to nearby towns and cities including Lincoln, Hull, Scunthorpe, and Grimsby, making it ideal for commuters.

LOUNGE

KITCHEN DINING

W.C

FIRST FLOOR HALLWAY

BEDROOM TWO

FAMILY BATHROOM

BEDROOM THREE

SECOND FLOOR HALLWAY

BEDROOM ONE

ENSUITE

GARAGE AND GARDENS

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ADDITIONAL INFORMATION

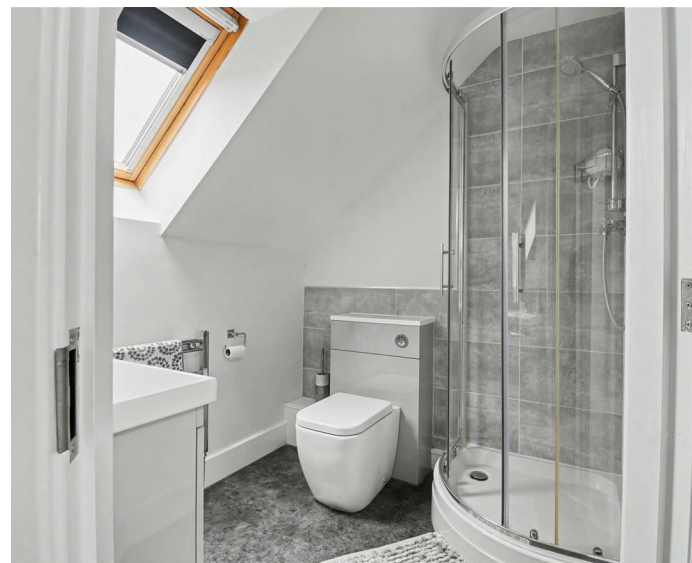
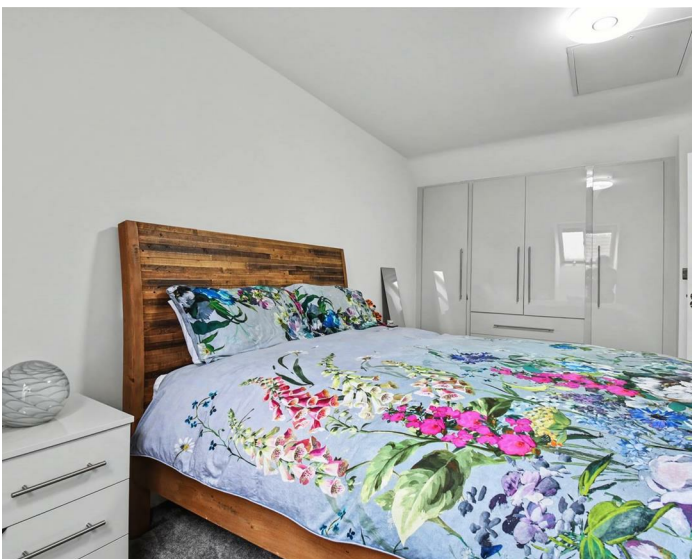
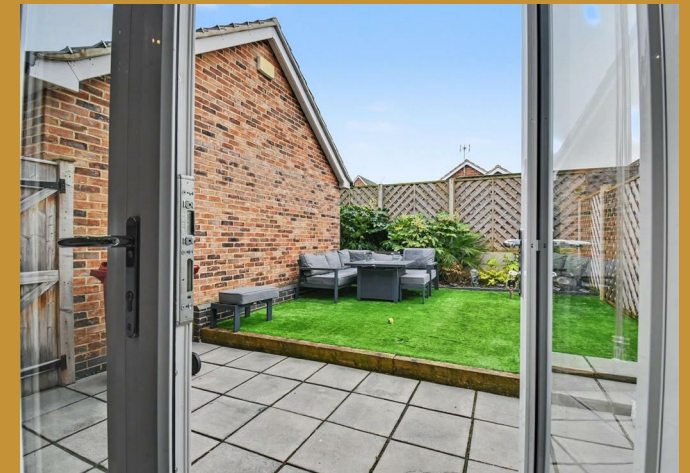
Local Authority –

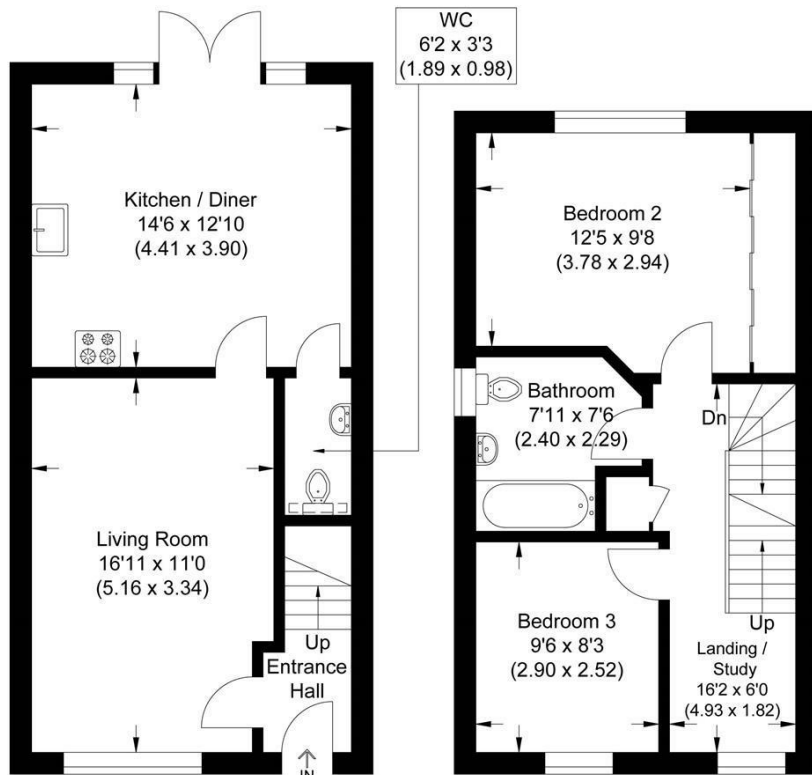
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



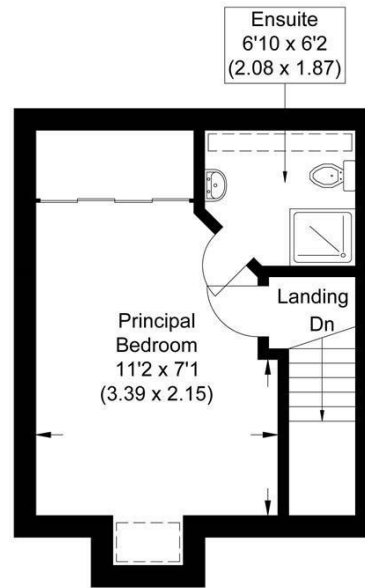


Ground Floor

First Floor

Approximate Gross Internal Area
102.36 sq m / 1101.79 sq ft

= Reduced Headroom



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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