



paul fox
the family estate agents

Price Guide

£189,950

EPC Rating: D

8 Highfields,

Barrow upon Humber. North Lincolnshire. DN19 7SP
3 Bedroom Detached House



- ✓ **SUPERB DETACHED MODERN FAMILY HOME**
- ✓ **POPULAR VILLAGE LOCATION**
- ✓ **CLOAKROOM, ATTRACTIVE FITTED KITCHEN, SPACIOUS LIVING ROOM,**
- ✓ **CONSERVATORY, STUDY (PART CONVERTED GARAGE),**
- ✓ **3 BEDROOMS, MODERN SHOWER ROOM,**
- ✓ **FULLY ENCLOSED REAR GARDEN AND UPVC DOUBLE GLAZING.**



11 King Street, Barton upon Humber, North Lincolnshire, DN18 5ER

T: 01652 635000 E: barton@paul-fox.com

www.paul-fox.com



8 Highfields,

Barrow upon Humber. North Lincolnshire. DN19 7SP
4 Bedroom Detached House



paul fox
the family estate agents

UNAPPROVED DRAFT BROCHURE

**** NO UPWARD CHAIN ****

A superbly presented and deceptively spacious modern detached family home, located within a fine residential area. The vacant possession comprises:

GROUND FLOOR

FRONT ENTRANCE HALL

With front composite double glazed entrance door and inset patterned leaded glazing, return staircase leads to the first floor accommodation with open spell balustrading, wooden effect cushion flooring and wall to ceiling coving.

CLOAKROOM

With side uPVC double glazed window and inset patterned leaded glazing, two piece suite in white comprising low flush WC, wall mounted wash hand basin, tiled splash backs and continuation of flooring from the entrance hallway.

ATTRACTIVE FITTED KITCHEN

Measures Approx. 3.20m x 3.21m (10' 6" x 10' 6")

With rear uPVC double glazed diamond leaded window, matching adjoining entrance door granting access to the garden, the kitchen enjoys an extensive range of shaker style low level units, drawer units and wall units, brushed aluminium style pull handles, complementary patterned roll edged working top surface, tiled splash backs, incorporating a one and a half bowl ceramic sink unit with drainer to the side and central chrome mixer tap, built-in four ring stainless steel gas hob, large stainless steel splash back, broad canopied extractor with downlighting, built-in eye level oven and grill, plumbing available for a washing machine and dishwasher, space for an upright fridge freezer, tiled effect cushion flooring and a door leads through to:

LIVING ROOM

Measures Approx 6.06m (19'11") x 3.19 (10' 6")

With front uPVC double glazed diamond leaded window, attractive laminate flooring, wall to ceiling coving, handsome central Live Flame coal effect gas fire, projecting marble hearth, matching backing, wooden surround and mantle, internal door leads through to a study and French patio doors leads to the conservatory.

CONVERSATORY

Measures Approx. 3.23m x 3.06m (10' 7" x 10' 0")

With dwarf brick walling, uPVC double glazed windows above, diamond leaded top lights, side French doors leading out to the gardens, hipped and pitched PVC cladded roof with central light and fan and wooden effect cushion flooring.

STUDY

Measures Approx. 2.55m x 3.56m (8' 4" x 11' 8")

With rear uPVC double glazed diamond leaded window, laminate floor and wall to ceiling coving.



11 King Street, Barton upon Humber, North Lincolnshire, DN18 5ER

T: 01652 635000 E: barton@paul-fox.com

www.paul-fox.com



8 Highfields,

Barrow upon Humber. North Lincolnshire. DN19 7SP
4 Bedroom Detached House



paul fox
the family estate agents

FIRST FLOOR

LANDING

With front uPVC double glazed diamond leaded window, loft access, built-in storage cupboard and doors off to:

REAR DOUBLE BEDROOM 1

Measures Approx. 3.27m x 3.52m (10' 9" x 11' 7")

With rear uPVC double glazed diamond leaded window, a range of fitted bedroom furniture comprising of hanging rails, bed side cabinet and drawer units and inset modern ceiling spotlights.



FRONT DOUBLE BEDROOM 2

Measures Approx. 3.50m x 2.68m (11' 6" x 8' 10")

With a front uPVC double glazed diamond leaded window.



BEDROOM 3

Measures Approx. 2.02m x 3.22m (6' 8" x 10' 7")

With rear uPVC double glazed diamond leaded window.

MODERN SHOWER ROOM

Measures Approx. 2.22m x 1.97m (7' 3" x 6' 6")

With side uPVC double glazed diamond leaded window and inset patterned glazing, modern three piece suite in white comprising low flush WC, pedestal wash hand basin, corner fitted shower cubicle with raised tray in white, overhead mains shower, PVC cladding to walls, curved glass shower screen, part tiling to walls, wooden effect cushion flooring, inset ceiling spotlights and extractor.



GROUNDS

To the front of the property there is a manageable lawned garden with concrete flagged pathway leading to the front entrance door, pitched tiled open porch, block laid driveway with contrasting block edging of which leads to a garden store (former garage of which has been part converted to create a Study but still retains some storage to the front). The rear garden enjoys an excellent degree of privacy and has an extensive decked seating area with central shaped lawn garden with sleeper raised flower beds and part slate filled. There is a concrete perimeter pathway leading around the conservatory and provides a further hard standing seating area.



SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

Modern gas fired central heating system to radiators.

DOUBLE GLAZING

Full uPVC double glazed windows and doors.



11 King Street, Barton upon Humber, North Lincolnshire, DN18 5ER

T: 01652 635000 E: barton@paul-fox.com

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

8 Highfields,

Barrow upon Humber. North Lincolnshire. DN19 7SP

4 Bedroom Detached House



paul fox
the family estate agents

** IMPORTANT **

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

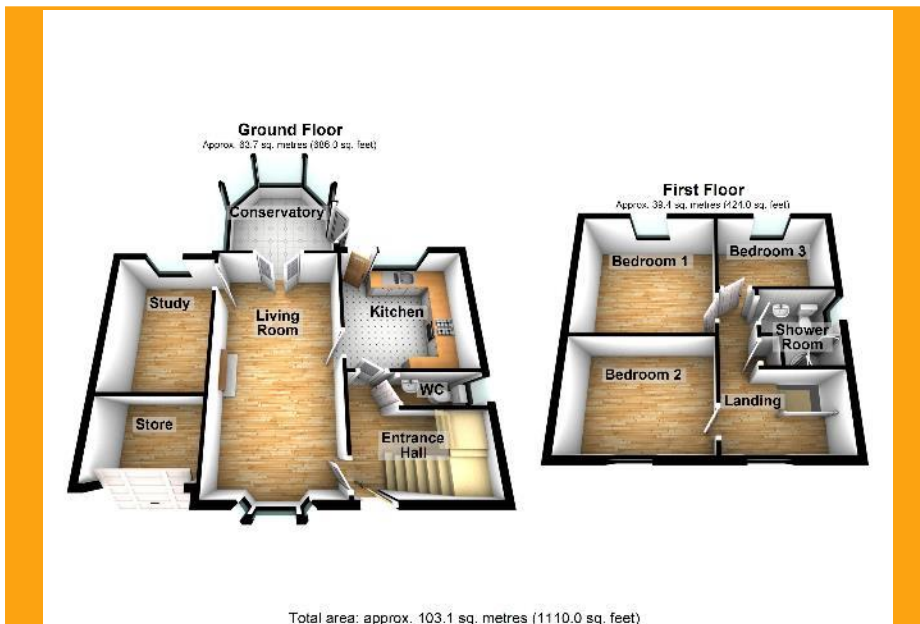
THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



11 King Street, Barton upon Humber, North Lincolnshire, DN18 5ER

T: 01652 635000 E: barton@paul-fox.com

www.paul-fox.com

