



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.**



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8 Highfields,

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4 Bedroom Detached House



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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.



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THE
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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.



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** 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.

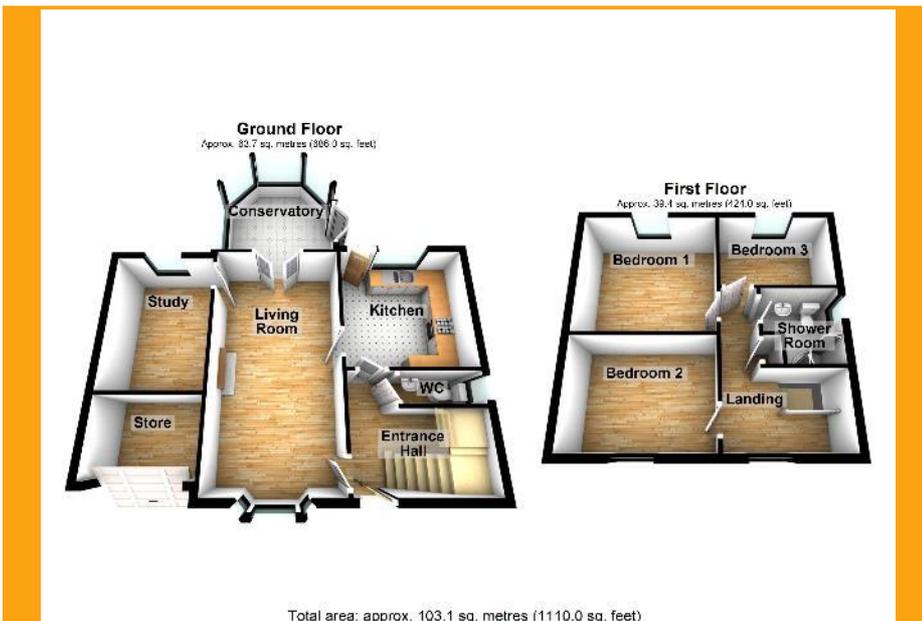
THINKING OF SELLING?

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.



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