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the family estate agents

Price Guide
£205,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: TBC

7 Pasture Road

Barton upon Humber, North Lincolnshire, DN18 5HN
4 Bedroom Semi Detached House



- ✓ AN IMPRESSIVE TRADITIONAL SEMI DETACHED FAMILY HOME
 - ✓ LARGELY EXTENDED TO THE REAR
- ✓ THREE RECEPTION ROOMS AND LARGE FITTED KITCHEN
 - ✓ FOUR BEDROOMS AND FAMILY BATHROOM
- ✓ EXTENSIVE PRIVATE GARDENS AND INTEGRAL GARAGE
 - ✓ ** VIEWING RECOMMENDED **



11 King Street, Barton upon Humber, North Lincolnshire, DN18 5ER
T: 01652 635000 E: barton@paul-fox.com

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A superbly presented traditional Grade 2 listed semi detached house offering deceptively spacious and versatile accommodation over three floors.

GROUND FLOOR

FRONT ENTRANCE HALLWAY

With front six panel traditional hardwood entrance door with single glazed top light, dog leg staircase leads to the first floor accommodation with twin oak grab rails and an internal panelled and glazed door leads through to:

FINE MAIN LIVING ROOM

Measures Approx. 4.6m x 3.9m (15' 1" x 12' 10")

With original vertical sliding single glazed sash window, inset feature cast iron open fireplace with projecting hearth, television point, four double wall light points, spacious built-in understairs storage cupboard and an internal panelled and glazed door with original inset patterned glazing leads through to:

CENTRAL DINING ROOM

Measures Approx. 3.06m x 4.6m (10' 0" x 15' 1")

With rear wood grain effect UPVC double glazed sliding patio doors granting access to the garden, cork tiled flooring, clad finish to the ceiling, feature fireplace with inset arch brick mantle and a sliding door leads through to:

LARGE BREAKFASTING KITCHEN

Measures Approx. 8.63m x 2.32m (28' 4" x 7' 7")

With rear and side double glazed windows, side wood grain effect UPVC double glazed patio doors granting access to the garden, panelled and glazed entrance door, extensive range of white fronted Shaker style low level units, drawer units and wall units with brushed aluminium style pull handles with a complimentary high gloss patterned working top surface with tiled splashbacks, two stainless steel sink units, space for a range gas cooker with overhead canopied extractor with down lighting, ample room and plumbing for under counter appliances and cork tiled flooring.

REAR ENTRANCE HALL

With a rear panelled and glazed hardwood entrance door grating access to the garden, personal door leading through to the garage, cork tiled flooring, door leading off to a ground floor shower room and a garden room.

GARDEN ROOM

Measure Approx. 2.56m x 3.6m (8' 5" x 11' 10")

Enjoying a large side hardwood double glazed picture window, matching raised rear French doors with adjoining window leading to the garden, clad finish to the ceiling being part vaulted and cork tiled flooring.



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GROUND FLOOR SHOWER ROOM

Enjoys a modern three piece suite in white comprising low flush WC, wall mounted wash hand basin with tiled splashbacks, shower cubicle with inset tiled chamber with overhead electric shower and folding glass shower screen and cork tiled flooring.

FIRST FLOOR

LANDING

With wall lights and doors leading through to:

DOUBLE BEDROOM 1

Measures Approx. 2.7m x 4.5m (8' 10" x 14' 9")

Enjoying a rear inward opening wood grain effect UPVC double glazed door with adjoining side light, Juliet balcony, loft access and a fully fitted bank of wardrobes being mirror fronted.

FRONT DOUBLE BEDROOM 2

Measures Approx. 2.98m x 4.57m maximum (9' 9" x 15' 0")

With an original vertical sliding single glazed sash window, feature cast iron fireplace and door leading through to:

DRESSING ROOM

Measures Approx. 2.7m x 1.56m (8' 10" x 5' 1")

With an original vertical sliding single glazed sash window and fitted railing.

INNER LANDING

With an open tread staircase leading to the second floor and door off to:

DOUBLE BEDROOM 3

Measures Approx. 2.33m x 4.84m (7' 8" x 15' 11") maximum reducing down to 3.96m (13' 0")

Enjoying a dual aspect with rear and twin side wood grain effect UPVC double glazed windows.

FAMILY BATHROOM

Measures Approx. 3.02m x 2.97m (9' 11" x 9' 9")

With a rear wood grain effect UPVC double glazed window with a tiled sill, three piece suite comprising low flush WC, pedestal wash hand basin with tiled splashback, panelled bath with tiled surround and overhead electric shower and glazed shower screen and built-in airing cupboard housing a gas central heating boiler.

SECOND FLOOR BEDROOM 4

Measures Approx. 3.98m x 3.19m (13' 1" x 10' 6")

With twin large rear roof lights and fitted eaves storage.



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OUTBUILDINGS

The property enjoys the benefit of an integral single garage measuring 2.74m x 4.81m with inward opening timber framed arched top entry doors and benefiting internally from power and lighting and having a personal door which leads through to the rear porch. Also within the garden are a number of timber store sheds.

GROUNDS

The property enjoys gardens to the rear which are of an excellent size and come with a great degree of privacy and has an initial flagged patio area and sunken wild pond with pebbled borders. The garden has a lawned area with flagged pathway with deep filled borders leading to a vegetable garden.

CENTRAL HEATING

The property has a gas fired central heating system to radiators.

DOUBLE GLAZING

The property has full double glazed windows with a mixture of hardwood and UPVC.



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