



18 Nightingale Close, Barton-upon-Humber, Lincolnshire, DN18 6GA

Offers in the region of: £329,950

EPC: To be confirmed (0)

Council Tax - D

Accommodation Summary:

- AN ATTRACTIVE MODERN FAMILY HOME
 - NO UPWARD CHAIN
- PRIVATELY POSITIONED CLOSE TO THE TOWN CENTRE
 - 3 RECEPTION ROOMS
- STYLISH FITTED BREAKFAST KITCHEN & UTILITY ROOM
 - 4 BEDROOMS
- MAIN FAMILY SHOWER ROOM & MASTER EN-SUITE
 - PLEASANT SURROUNDING GARDENS
- AMPLE PARKING FOR VEHICLES & DETACHED DOUBLE GARAGE WITH LOFT CONVERSION



To arrange a viewing please call the Paul Fox -
Barton office on **01652 635000**

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the family estate agents

Description:

An attractive modern detached family home, peacefully positioned at the end of a private road that provides ease of access into the ever-popular town of Barton-Upon-Humber. The well-presented and proportioned accommodation that would be of particular interest to a growing family briefly comprises, central entrance porch, inner hall, study, dining room, main lounge being open to an excellent rear garden room, stylish fitted breakfasting kitchen, useful utility room and cloakroom. The first floor provides 4 generous bedrooms with a master en-suite and a main family shower room. Occupying a generous plot with pleasant private gardens and ample parking to the front that allows direct access to a fantastic detached double garage with loft conversion.

Rooms:

Front Entrance Porch

Includes a front composite entrance door with inset patterned glazing, two twin side uPVC double glazed windows, wall to ceiling coving and an internal uPVC double glazed door allows access through to;

Inner Hallway

Includes a traditional straight flight staircase leading to the first-floor accommodation with open spell balustrading and matching newel post, under the stairs storage cupboard, oak style laminate flooring, wall mounted electronic thermostatic control for the heating, a wall mounted alarmed keypad, wall to ceiling coving and further internal doors allows access off to;

Study

7' x 9'4" (2.13m x 2.84m). With a front uPVC double glazed window and wall to ceiling coving.

Dining Room

9'10" x 12' (3m x 3.66m). With a front uPVC double glazed window, oak style laminate flooring and wall to ceiling coving.

Main Lounge

14'9" x 12' (4.5m x 3.66m). With further wall to ceiling coving, TV input, a feature multi burning stove with projecting marbled hearth with matching backing, surround and mantel and an opening leading through to;



Garden Room

11'6" x 10'9" (3.5m x 3.28m). Has a fully insulated roof, surrounding uPVC double glazed windows, a double-glazed door allowing access to the rear garden and sliding internal doors leads through to;

Stylish Breakfast Kitchen

9' x 16'3" (2.74m x 4.95m). With two rear twin uPVC double glazed windows, attractive oak style laminate flooring, modern inset ceiling spotlights and wall to ceiling coving. The kitchen includes a range of stylish cashmere gloss fronted low level units, drawer units and wall units with brushed aluminium style pull handles with a quartz working top surface incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side, matching quartz uprisings with further quartz sills, a range of integral appliances which includes a wine fridge, a dishwasher, a multi top oven with matching grill and an integral fridge freezer, a four ring gas hob with splash back and overhead black extractor fan and downlighting and an internal door allows access off to;



Utility Room

5'10" x 5'8" (1.78m x 1.73m). With a side composite entrance door, working top surface, plumbing for a washing machine and space for a tumble dryer with shaker style light low-level units and wall units with brushed aluminium style pull handles, wall mounted modern Ideal Logic gas combi boiler, continuation of flooring, internal doors allows access to;



Cloakroom

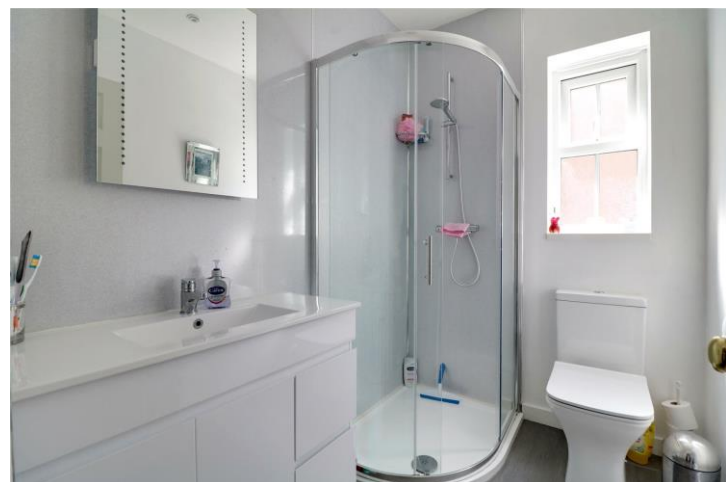
2'11" x 5'10" (0.9m x 1.78m). Has a low flush WC and an oval wash hand basin with storage units beneath with tiled splash back, continuation of flooring, shaker style high level units, wall to ceiling coving and extractor fan.

First Floor Landing

Includes front uPVC double glazed window, loft access, wall to ceiling coving, built-in airing cupboard and internal doors allowing access off to;

Master Bedroom 1

16'6" x 12'2" (5.03m x 3.7m). With a rear uPVC double glazed window, bank of fitted wardrobes and an internal door allows access off to;



En-Suite Shower Room 7'3" x 5'1" (2.2m x 1.55m). With a side uPVC double glazed window with frosted glazing, a three-piece suite comprising a spacious corner walk-in shower cubicle with overhead chrome main shower with mermaid boarding splash back and a curved glazed door, a low flush WC and a rectangular vanity wash hand basin with storage units beneath and mermaid boarding splash back, modern inset ceiling spotlights and extractor fan.

Front Double Bedroom 2

10'4" x 9'5" (3.15m x 2.87m). With a front uPVC double glazed window, fitted wardrobes, laminate flooring and wall to ceiling coving.

Front Double Bedroom 3

12'2" x 8'2" (3.7m x 2.5m). With a front uPVC double glazed window, wall to ceiling coving and TV input.

Rear Double Bedroom 4

9'5" x 10'4" (2.87m x 3.15m). With a rear uPVC double glazed window, laminate flooring and wall to ceiling coving.

Main Family Shower Room

7'5" x 7'1" (2.26m x 2.16m). With a rear uPVC double glazed window with frosted glazing and a further three piece suite comprising a double walk-in shower cubicle with large overhead mains shower with glazed screen and further mermaid boarding splash back, a low flush WC and adjoining vanity wash hand basin with storage units beneath, a quartz style working top with tiled splash backs, a traditional column towel heater, vinyl flooring and inset ceiling spotlights with extractor fan.

Detached Double Garage

18'1" x 18'1" (5.5m x 5.5m). With an automatic front door, full power and lighting, potential in the roof for an office/gym space and a side hardwood glazed door.

Grounds

Occupying a generous plot with pleasant private gardens and ample parking to the front that allows direct access to a fantastic detached double garage with loft conversion. The property features solar panels which are owned by the current vendors.



Total area: approx. 139.8 sq. metres (1505.2 sq. feet)