



**1 Cornhill Drive,
Barton-upon-Humber,
Lincolnshire, DN18 6LA**

Asking Price: £315,000

EPC: C (73)
Council Tax - C
Freehold



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

Accommodation Summary:

- SPACIOUS DETACHED FAMILY HOME
- QUIET CUL-DE-SAC POSITION
- POPULAR RESIDENTIAL LOCATION CLOSE TO AMENITIES
- LOUNGE, DINING ROOM & BREAKFASTING KITCHEN
- FOUR GENEROUS DOUBLE BEDROOMS
- MASTER WITH EN-SUITE & DRESSING ROOM
- CONTEMPORARY BATHROOM SUITE
- GENEROUS PRIVATE REAR GARDEN
- AMPLE OFF-ROAD PARKING & GARAGE



Description:

Located on a quiet cul-de-sac in a highly desirable area of Barton, this impressive, detached family home offers an abundance of living space both inside and out. Boasting generous room sizes, four double bedrooms, and beautifully landscaped gardens, this property is ideal for growing families seeking comfort, space, and convenience.

Perfectly positioned just a short distance from the town centre, the home provides easy access to a wide range of amenities including shops, schools, restaurants, and pubs, as well as excellent transport links via the nearby motorway.



The accommodation briefly comprises a welcoming entrance hall, a modern fitted kitchen diner, a separate dining room, a spacious lounge, and a convenient ground floor WC. Upstairs, you'll find four well-proportioned double bedrooms, all serviced by a stylish family shower room. The master suite further benefits from a large dressing room and a contemporary en-suite bathroom.



Externally, the property features a neatly gravelled front garden and a driveway offering ample off-road parking for 4 cars, leading to the garage. To the rear of the garage is a highly useful and versatile workshop, perfect for hobbies, storage, or potential home office use. The enclosed rear garden is a true highlight — beautifully landscaped and mainly laid to lawn, it offers three separate paved seating areas, a tranquil pond, and a practical storage shed, all designed for relaxing or entertaining.

Viewings are highly recommended to fully appreciate all that this spacious and well-presented family home has to offer.





Rooms:

Entrance Hallway Entrance door with inset patterned glazing & adjoining sidelight with patterned glazing, attractive oak style laminate flooring, handy recessed cloak space, boiler cupboard providing additional storage, feature cast iron radiator, single flight staircase leads to the first-floor accommodation with open spelled balustrading, matching newel posts and adjoining oak grab rail, part panelling to the walls and a further internal glazed door allows access off to the breakfasting kitchen.

Breakfast Kitchen 11'6" x 10'6" (3.5m x 3.2m). With window to the front, door leading to the side of the property, the kitchen includes a range of light Shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a one & a half bowl composite granite sink unit with block mixer tap and drainer to the side, the worktops have matching uprising, with tiled splashbacks & matching tiled window sill. The kitchen includes a range of integral high end appliances including a five ring gas hob with overhead extractor fan, matching double oven, microwave, fridge, freezer and dishwasher, there is also plumbing for a washing machine. Inset ceiling spotlights, inset high level modern lighting and also downlighting to the high level units, cushion flooring and modern vertical wall mounted radiator in black.

Cloakroom 5'4" x 2'9" (1.63m x 0.84m). With frosted side window and a two-piece modern suite comprising low flush WC & a vanity corner wash hand basin with gloss storage unit beneath, part tiled walls & cushion flooring.

Dining Room 9'5" x 13'7" (2.87m x 4.14m). With front window, double panel radiator & twin hardwood glazed doors allowing access through to the spacious main lounge.

Lounge 10'10" x 20'5" (3.3m x 6.22m). With rear UPVC double glazed window and adjoining sliding UPVC double doors allowing access to the rear garden & patio area, attractive oak style laminate flooring, wall to ceiling coving, 2 double panel radiators & tv point.

Landing With window to the side, loft access, large built-in storage cupboard with inset shelving & further internal doors allow access off to the first-floor accommodation.

Master Bedroom 9'6" x 14'1" (2.9m x 4.3m). With rear window, single radiator & an opening leads through to the dressing area.

Dressing Area 8'8" x 9'10" (2.64m x 3m). With rear window, bank of fitted wardrobes with sliding mirror door fronts, single panel radiator and an internal door leads through to the en-suite bathroom.

Ensuite Bathroom 6'4" x 8'8" (1.93m x 2.64m). With window to the front, three-piece suite comprising a P-shaped panelled bath with overhead chrome mains shower, low flush WC, modern rectangular vanity wash hand basin with storage units beneath, fully tiled walls, cushion flooring, wall mounted towel heater, inset ceiling spotlights, loft access and extractor fan.

Bedroom 2 10'11" x 11'6" (3.33m x 3.5m). With front window, double panel radiator and bank of fitted wardrobes/storage cupboards.

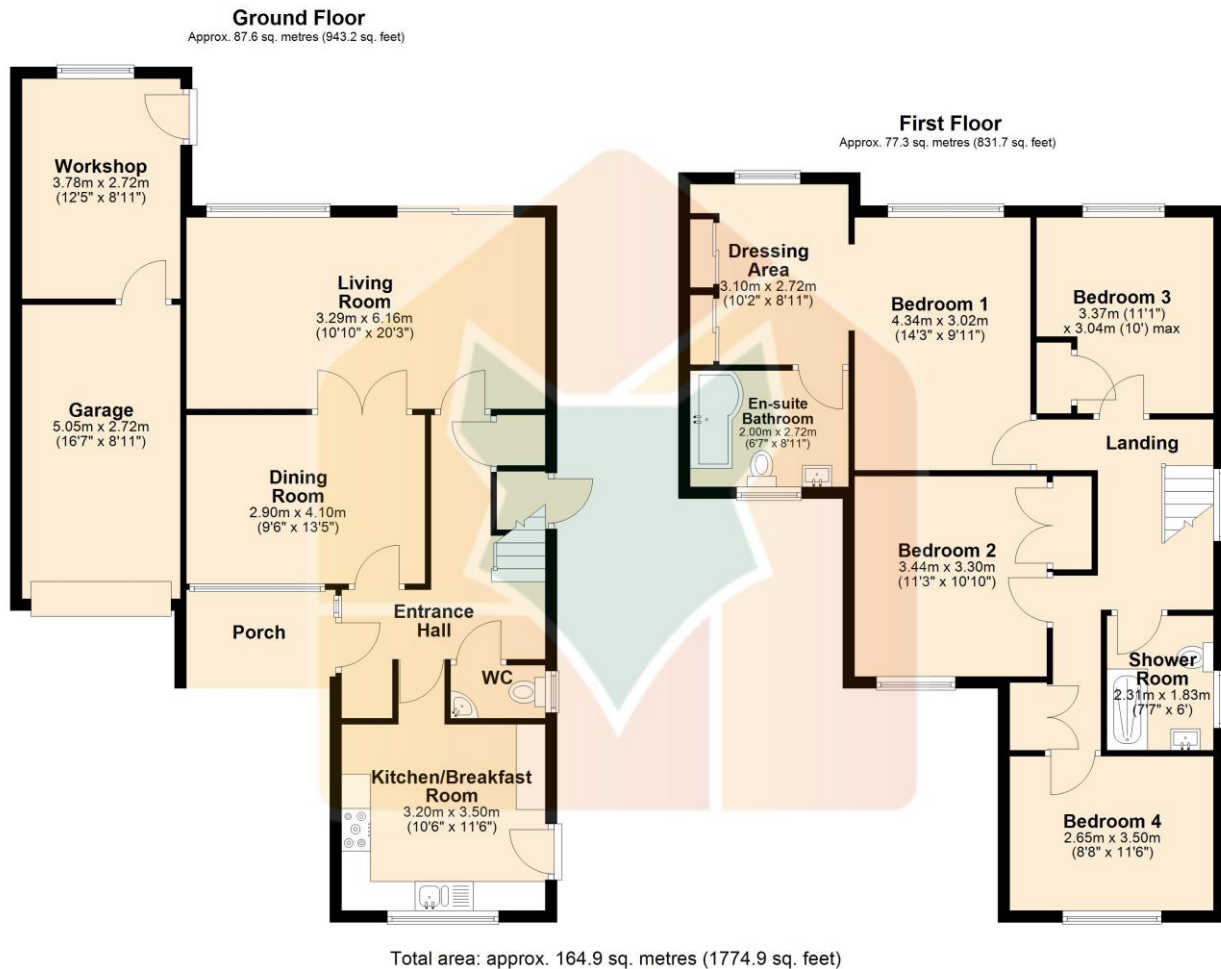
Double Bedroom 3 11'2" x 10'6" (3.4m x 3.2m). With rear window, single panel radiator, built-in storage cupboard.

Bedroom 4 11'7" x 8'9" (3.53m x 2.67m). With front window, laminate flooring, single panel radiator.

Shower Room 7'10" x 6'4" (2.4m x 1.93m). With frosted window to the side and a three piece suite comprising double walk-in shower cubicle with overhead chrome electric shower and glazed screen, vanity wash hand basin with gloss twin storage units beneath with central block mixer tap, low flush WC, cushion flooring, fully tiled walls, panelling to the ceiling with inset ceiling spotlights, extractor fan and modern wall mounted towel heater in gun metal grey.

Garden To the front, there is a double width concrete hardstanding driveway with block paving leading to an attached single garage. The rear provides an extremely private enclosed mature landscaped garden which includes principally lawned gardens with further fully stocked planted borders with boundary hedging. The garden has a number of flagged seating areas with an overhead pergola area. To the rear there is a garden area with a variety of soft fruit trees and a further compost area. There is a timber storage shed and aluminium greenhouse and raised vegetable beds. Access leads down the side of property via a flagged pathway with secure side gate and an external storage cupboard.

Garage 8'10" x 16'9" (2.7m x 5.1m). With an up and over front door, full power and lighting and with an internal door allowing access to an adjoining heated workshop.



SERVICES

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

CENTRAL HEATING

The property benefits from a modern gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors.

** 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.

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