



**10 Copperfield House,  
Brigg Road, Barton-  
upon-Humber,  
Lincolnshire, DN18 5DJ**

Asking Price: £117,950

EPC: B (84)  
Council Tax - B  
Leasehold



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

## Accommodation Summary:

- Stylish living area
- Well-designed and equipped kitchen
- Two spacious double bedrooms and two bathrooms
- Lift Access
- Secure Allocated Parking
- No upward chain

## Description:

A superbly presented, well-proportioned two double bedroom, two-bathroom first floor town centre apartment offering comfortable open-plan living within an attractive well-maintained building with secure parking, lift to all floors and no upward chain.

This stylish home features a welcoming entrance hallway, generous main double bedroom with en-suite shower room, second double bedroom, light spacious open plan living/dining area with well-equipped kitchen and generous fully tiled main bathroom.

The modern well-designed kitchen with Italian-tiled flooring, granite worktops and upstands offers an integral fridge-freezer, oven, dishwasher, washing machine and extractor.

A large, useful storage cupboard is situated off the hallway and an immersion cupboard within the main bathroom.

The property features attractive double-glazed arched windows with quality carpeting and tiled flooring throughout and efficient new electric heating.

This beautiful light and airy well-designed apartment is quietly situated within the historic and distinguished Copperfield House with stylish entrance foyer, lift access and fully carpeted, beautifully presented hallways and common areas. The newly surfaced car parking area with allocated spaces features secure automated gates and secure entry to the building. The building is well-managed and maintained to a very high standard.

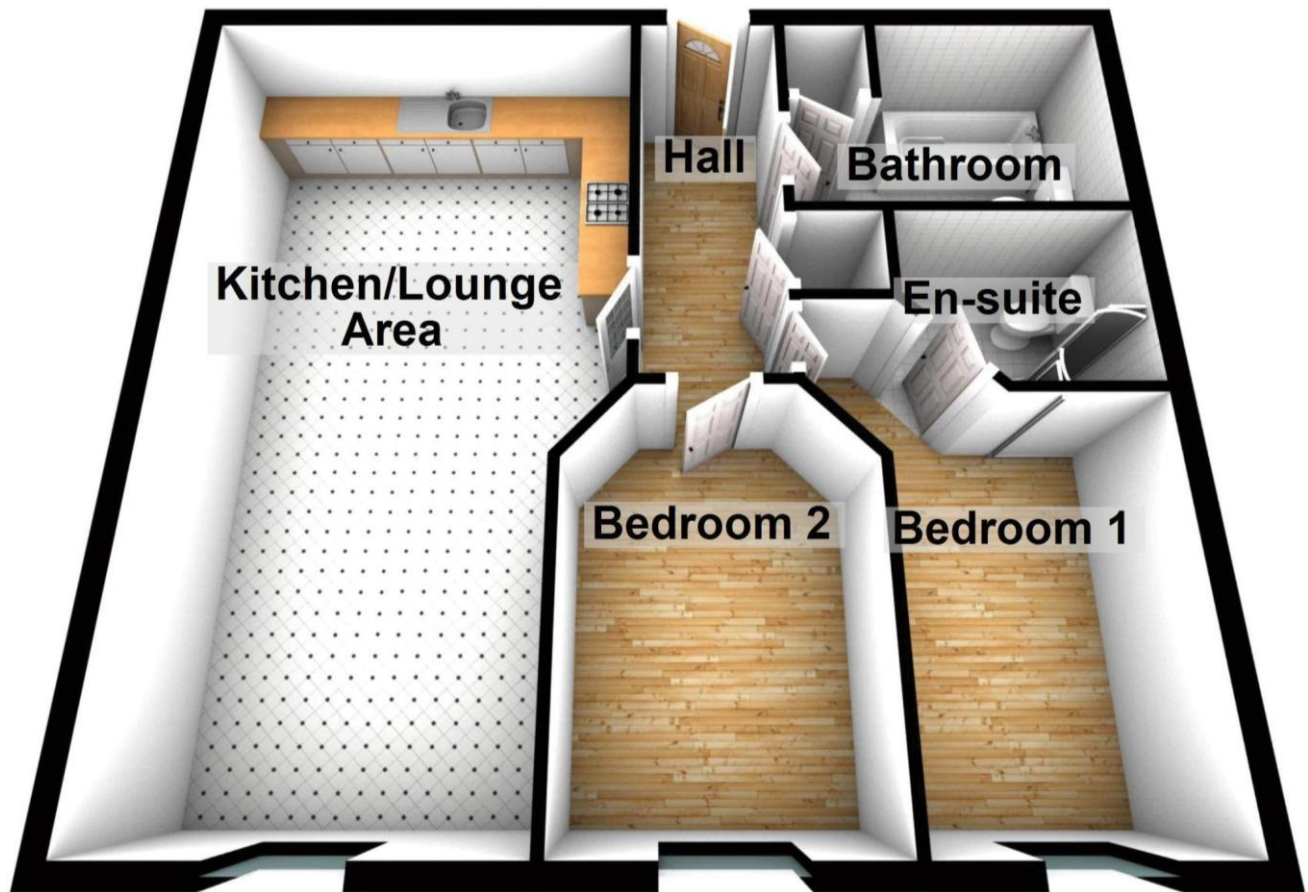
Ideally positioned in Barton upon Humber, within short walking distance of local shops, restaurants and cafes, public parks and open spaces, leisure centre, swimming pool and gym, this property is located within easy access of Grimsby, Hull, Scunthorpe, Doncaster and Lincoln.

This superbly presented and well-proportioned accommodation is an ideal purchase for those seeking to down-size, first time buyers or investors.

Viewing comes with the agent's highest of recommendations. View via our Barton office. 01652 635000. Council Tax Band: B, EPC Rating: B.







## Rooms:

**Entrance Hallway** With full carpeting, entry phone, fitted cupboard off and doors through to:

**Open Plan Living Dining Kitchen** 12'11" x 24'01" (3.94m x 7.32m). Featuring a front hardwood double glazed arched window to the light, spacious, fully carpeted living area with Italian-tiled flooring to the dining and kitchen area. The kitchen enjoys a quality range of fitted modern furniture comprising low level units, drawer units and wall units with a feature high quality granite worktop and upstand with sink unit, 4-ring electric hob with integral oven beneath and stainless-steel canopied extractor, integrated fridge-freezer, dishwasher, washing machine and inset modern ceiling spotlights and TV point.

**Bedroom 1** 8'4" x 13'3" (2.54m x 4.04m). Enjoying a front arched double-glazed window, this light, spacious bedroom is fully carpeted with a new electric panel heater, tv point and door through to:

**En-Suite Shower Room** Enjoys a three-piece suite in white comprising a low flush WC, pedestal wash hand basin and corner fitted shower cubicle, tiled flooring, fully tiled walls and heated towel rail.

**Bedroom 2** 8'2" x 12'1" (2.5m x 3.68m). Enjoying a front arched double-glazed window, this double bedroom is fully carpeted with a new electric panel heater.

**Bathroom** 6'7" x 9'9" (2m x 2.97m). Enjoying a three-piece modern suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with shower attachment and shower rail, heated towel rail, fully tiled flooring and walls and fitted airing cupboard housing the cylinder tank.

**Parking** The property enjoys the benefit of an allocated parking space within the newly surfaced, automated-gate car park, which is limited to only a number of apartments, with secure access to the rear of the building.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold