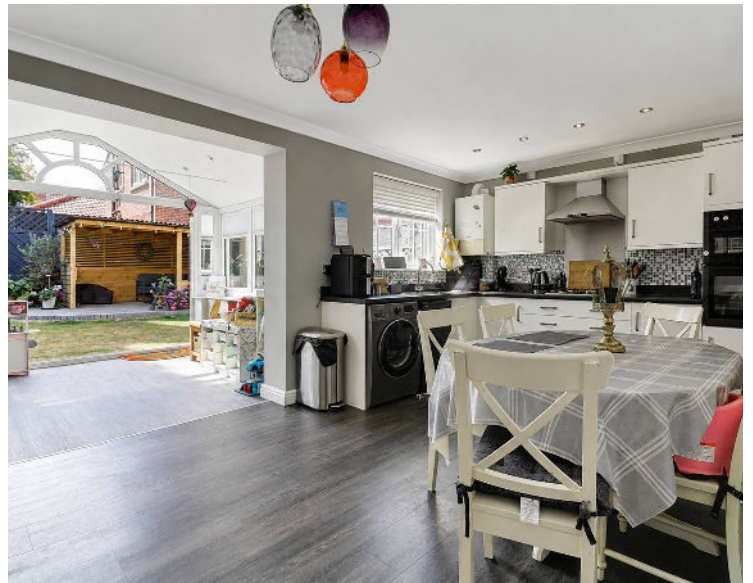




12 Bayleaf Lane, Barton-Upon-Humber

£250,000 Freehold

NEWLY EXTENDED TO THE REAR • HIGHLY SOUGHT AFTER KEIGAR HOMES DEVELOPMENT • 3 BEDROOMS •
 SUPERB MODERN DETACHED HOUSE • 2 RECEPTION ROOMS • MAIN FAMILY BATHROOM & MASTER EN-SUITE
 • ATTRACTIVE OPEN PLAN KITCHEN DINER • FRONT DRIVEWAY WITH AMPLE PARKING AND GARAGE •
 PRIVATE LANDSCAPED SOUTH FACING GARDEN WITH EXTERNAL POWER SUPPLY • VIEW VIA OUR BARTON
 OFFICE



SOUGHT AFTER MODERN DEVELOPMENT PRIVATE POSITION NEWLY EXTENDED TO THE REAR A superb modern 'keigar built' home, tucked away privately within a highly sought after development in the popular township of Barton-Upon-Humber. The property offers well-presented and newly extended accommodation, thought ideal for a couple or family and briefly comprising, front entrance hallway, cloakroom, fine main living room, attractive fitted dining kitchen with open access to a fantastic newly built garden room with bi-folding doors leading out to the rear. The first floor provides a central landing leading off to three sizeable bedrooms served by a modern main family bathroom and master en-suite shower room. Occupying a beautifully kept south facing landscaped garden with external power supply, that comes principally lawned with gravelled borders and an excellent overhead entertaining area ideal for those summer months. As you approach this spacious property, you are greeted by a lovely front garden, garage and driveway with ample parking for multiple vehicles.

Finished with full uPvc double glazing and a modern gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Barton office. 01652 635000. Council Tax Band: C. EPC Rating: C.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hallway

Dimensions: 1.1m x 2m. Includes an attractive composite front entrance door with frosted glazing, wall to ceiling coving, a wall mounted alarmed keypad, attractive vinyl flooring and oak doors leads off to;

Cloakroom

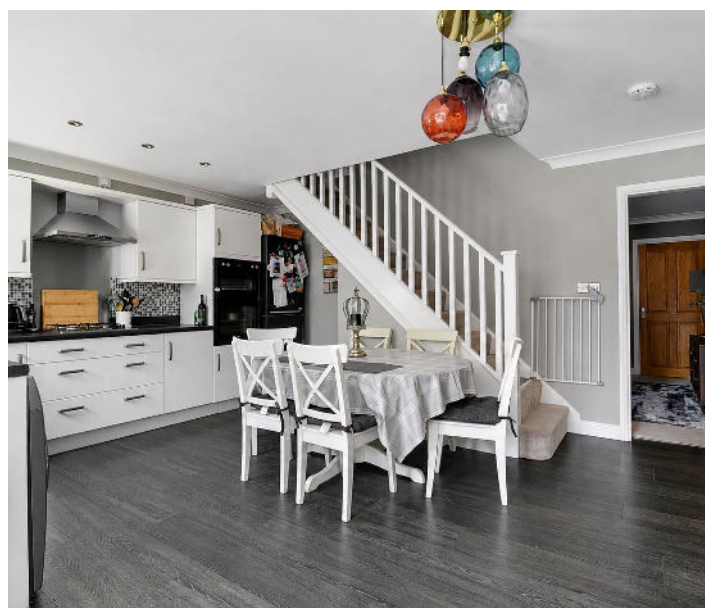
Dimensions: 1m x 2m. Has a front uPVC double glazed window with frosted glazing providing a two piece suite comprising a low flush WC and a pedestal wash hand basin with tiled splash back, continuation of vinyl flooring, wall to ceiling coving and extractor fan.

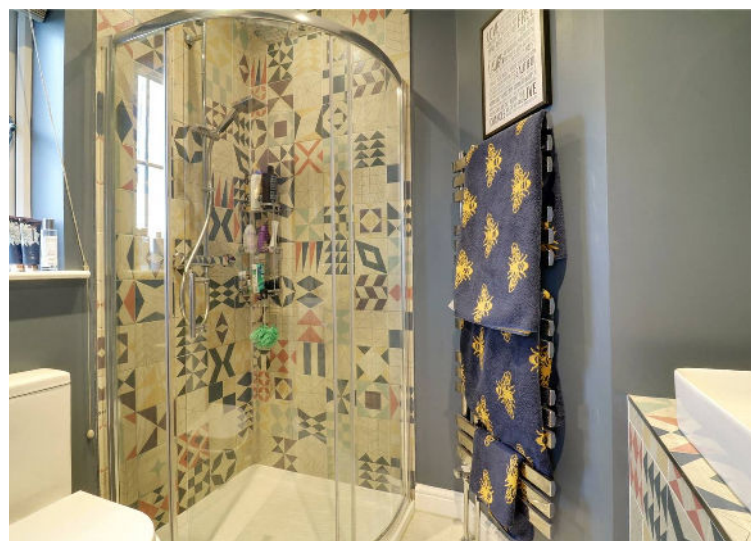
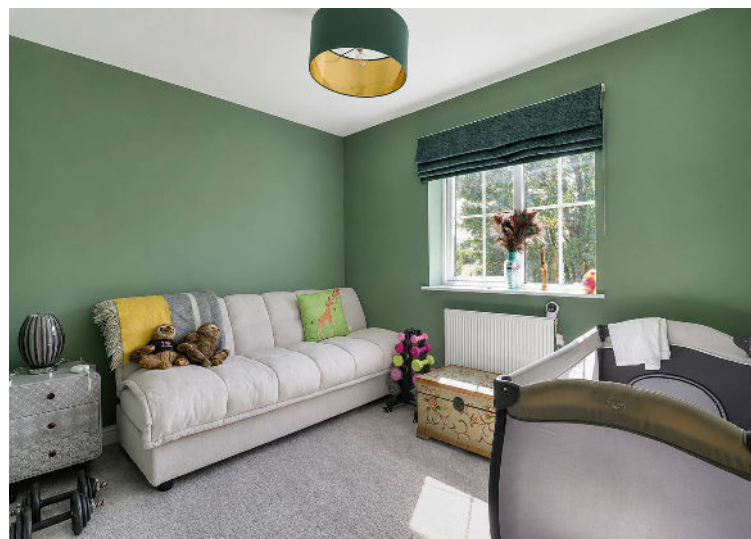
Fine Main Living Room

Dimensions: 3.38m x 5.1m. With a front uPVC double glazed window, wall to ceiling coving, TV input and feature panelling to the walls, a wall mounted electronic Alpha thermostatic control for the heating and a further oak door allows access through to;

Open Modern Kitchen Diner

Dimensions: 4m x 5.03m. With a rear uPVC double glazed window, wall to ceiling coving, attractive laminate flooring, single staircase leading to the first floor accommodation with open spell balustrading and matching newel post. The kitchen includes a range of white gloss fronted low level units, drawer units and wall units with brushed aluminium pull handles and a patterned working top surface with matching uprising incorporating a one and a half stainless steel block mixer tap and drainer to the side with tiled splash backs, a wall







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