



**10 Haven Road,  
Barton-upon-Humber,  
Lincolnshire, DN18 5BS**

Asking Price: £135,000

EPC: C  
Council Tax - A



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



## Accommodation Summary:

- WELL PRESENTED END OF TERRACE HOUSE
  - NO UPWARD CHAIN
  - IDEAL FIRST TIME BUY
    - FRONT LOUNGE
- MODERN FITTED KITCHEN DINER
  - 2 BEDROOMS
- STYLISH SHOWER ROOM SUITE
- PRIVATE ENCLOSED REAR GARDEN
- ALLOCATED OFF STREET PARKING

## Description:

A traditional end of terrace house, situated in an established residential area, close to an excellent range of local town amenities. The well appointed, low-cost and easily maintained accommodation is thought ideal for a first time buyer and briefly comprises, side entrance hall, front living room, modern fitted kitchen diner, two bedrooms and a stylish shower room suite. Occupying an enclosed rear lawned garden with the benefit of direct allocated off street parking to the side of the property.



## Rooms:

### Side Entrance Hallway

Includes a side uPVC double glazed entrance door with inset patterned glazing with twin side lights with further frosted glazing, oak style vinyl flooring, under the stairs storage cupboard and doors leads through to;

### Front Living Room

*13'1" x 10'10" (4m x 3.3m)*. With two twin front uPVC double glazed windows, a wall mounted log electric fireplace and TV input.

### Modern Fitted Dining Kitchen

*13'1" x 9'10" (4m x 3m)*. With further twin rear uPVC double glazed windows. The kitchen includes a range of modern shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface with matching uprising incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, a range of integral appliances which includes a fridge freezer, an electric integral oven with 4 ring hob and canopied extractor fan in black, plumbing for a washing machine, continuation of flooring, ceiling spotlights and a dog legged staircase leads to the first floor accommodation.

### First Floor Landing

Includes a side uPVC double glazed window, inset ceiling spotlights, loft access and doors leading off to;





## Master Bedroom 1

9'10" x 13'1" (3m x 4m). With two twin rear uPVC double glazed windows and a built-in airing cupboard.

## Front Bedroom 2

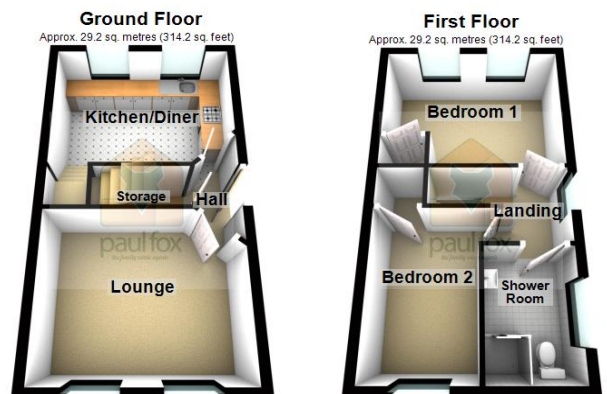
10'10" x 8'6" (3.3m x 2.6m). Front uPVC double glazed window and a built-in over the stairs storage cupboard.

## Modern Shower Room

5'10" x 8'10" (1.78m x 2.7m). With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a double walk-in shower cubicle with overhead large mains shower with glazed screen, a low flush WC and a vanity wash hand basin with storage units beneath, mermaid boarding splash back, oak style vinyl flooring, ceiling spotlights, extractor fan and a wall mounted chrome towel heater.

## Grounds

The property provides allocated parking directly to the entrance hall and a gate that leads to a private rear lawned garden with surround secure fencing and a recessed for a handy storage shed.



Total area: approx. 58.4 sq. metres (628.4 sq. feet)