



62 Horkstow Road, Barton-Upon-Humber

£385,000 Freehold

LARGELY EXTENDED DETACHED FAMILY HOME • NO UPWARD CHAIN • PRIVATE POSITION WITH BEAUTIFUL OPEN COUNTRYSIDE VIEWS • 4 BEDROOMS • 2 RECEPTION ROOMS • OPEN PLAN KITCHEN DINER & UTILITY • MAIN FAMILY BATHROOM & MASTER EN-SUITE • WELL KEPT LAWNED GARDENS • AMPLE FRONT PARKING & ATTACHED DOUBLE GARAGE • VIEW VIA OUR BARTON OFFICE

Rarely available 4-bed detached home in Barton-upon-Humber. Extended, versatile spaces, countryside views, large gardens, double garage, no chain. Ideal for families or professionals.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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Front Entrance Hallway

Includes a front composite entrance door with inset patterned glazing, wall to ceiling coving, a traditional single flight staircase leads to the first floor accommodation with open spind balustrading and matching newel posts, under the stairs storage cupboard and doors leads off to;

Cloakroom

Has a front uPVC double glazed window with frosted glazing and a two piece suite comprising a low flush WC and a wall mounted wash hand basin with tiled splash backs.

Sitting Room/Study

16' 0" x 8' 2" (4.87m x 2.50m)

With a front uPVC double glazed window and wall to ceiling coving.



Large Main Living Room

13' 1" x 27' 1" (4.00m x 8.25m)

With a front bay uPVC double glazed window, wall to ceiling coving, TV input and a feature open recessed fireplace with multi burning fire stove with oak beam and slate tiled hearth and rear aluminium sliding glazed doors allows access to;





Open Plan Kitchen

9' 10" x 20' 8" (3.00m x 6.30m)

With four Velux skylights, a rear uPVC double glazed window and side uPVC double glazed French doors allowing access to the rear patio area. The kitchen includes a range of beech low level units, drawer units and wall units with rounded pull handles and laminate working top surfaces incorporating an inset Belfast sink bowl unit with block mixer tap and drainer to the side, a Range Master style cooker, space for a tall American fridge freezer, tiled flooring, plumbing for a dishwasher, oak decorative beams to the oven and rear extension and continuation of tiled flooring.

Dining Area

10' 2" x 8' 6" (3.10m x 2.60m)

With a built-in under the stairs storage cupboard and a door leads through to;

Utility

7' 1" x 8' 0" (2.16m x 2.44m)

With a rear uPVC double glazed door with adjoining window, a range of oak style low level units, drawer units and wall units with a laminate working top surface and a single stainless steel sink unit with block mixer tap and drainer to the side, a wall mounted Potterton gas boiler and an electronic thermostatic control for the central heating, plumbing for a washing machine, space for a fridge or freezer, wall to ceiling and access to the office.





First Floor Landing

Has loft access, a built-in storage cupboard which houses the cylinder tank and doors to;

Master Bedroom 1

12' 0" x 12' 2" (3.66m x 3.70m)

With a front bay uPVC double glazed window and an opening leads through to;

Dressing Area

8' 2" x 10' 6" (2.50m x 3.20m)

With a front uPVC double glazed window and wall to ceiling coving.

Master En-Suite

2' 11" x 8' 10" (0.90m x 2.70m)

Has a side uPVC double glazed window providing a three piece suite comprising a low flush WC, pedestal wash hand basin and a raised walk-in shower cubicle with overhead chrome mains shower with mermaid boarding splash back and folding glazed screen.

Double Bedroom 2

21' 11" x 8' 2" (6.67m x 2.50m)

Enjoying a dual aspect with front and rear uPVC double glazed window and loft access.

Rear Double Bedroom 3

12' 0" x 8' 8" (3.66m x 2.65m)

With a rear uPVC double glazed window.





Rear Bedroom 4

8' 0" x 8' 9" (2.44m x 2.67m)

With a rear uPVC double glazed window.

Main Family Bathroom

8' 10" x 5' 10" (2.70m x 1.77m)

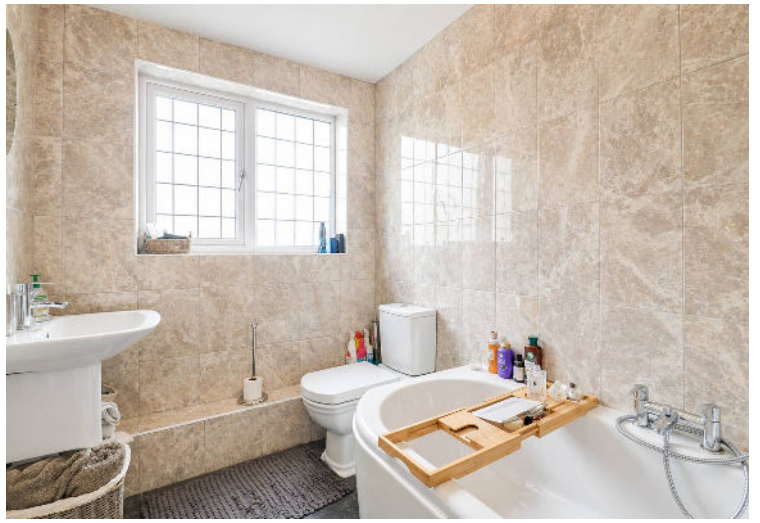
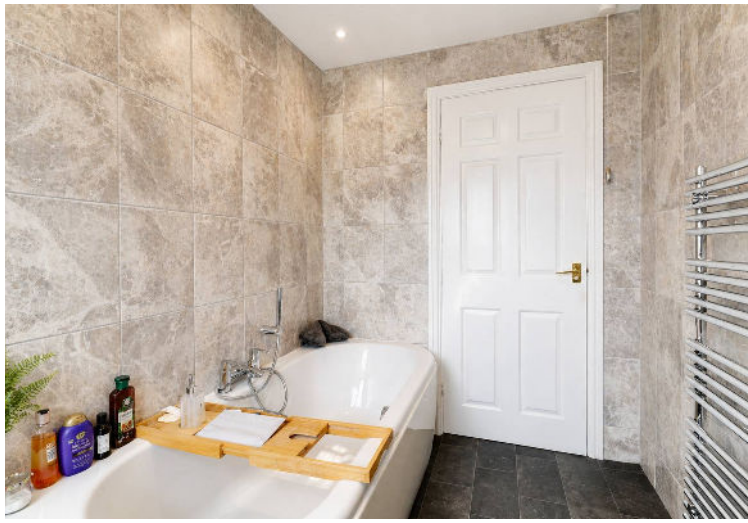
With a side uPVC double glazed window with frosted glazing providing a three piece suite comprising a low flush WC, a wall mounted wash hand basin, a double ended panelled bath with chrome shower attachment and central block mixer tap, wall mounted chrome towel heater, tiled effected vinyl flooring and fully tiled walls.

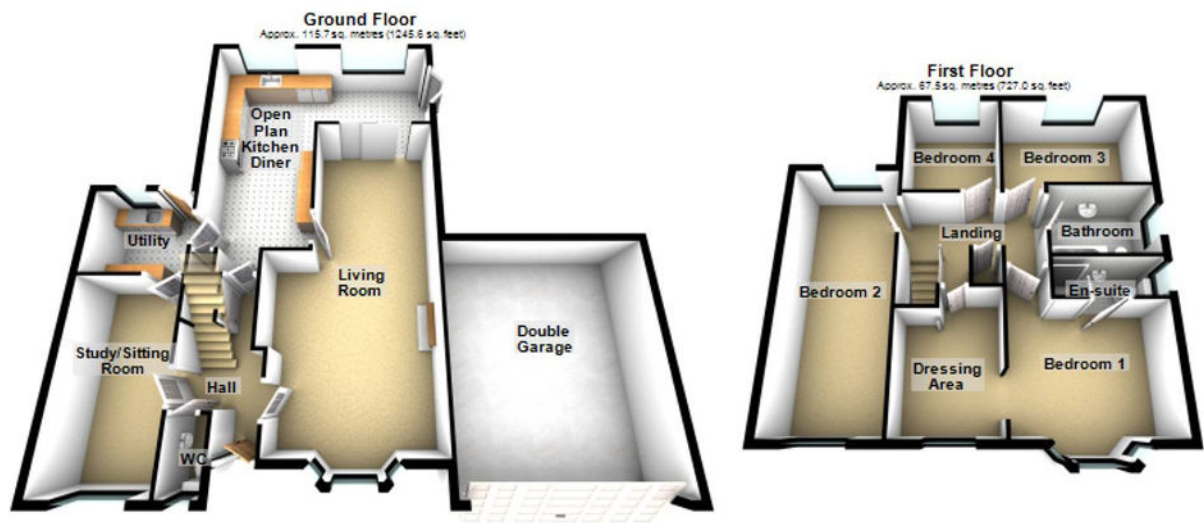
Grounds

To the front of the property provides a well kept private lawned garden with shaped block laid swinging driveway which allows for ample off street parking and access to the attached double garage, well kept fully stocked planted borders with boundary hedging and beautiful open countryside views. Access leads down the side of the property to the rear with a further well maintained wrap around garden with planted borders and boundary hedging. The garden provides a flagged patio seating area and a timber storage shed.









Total area: approx. 183.3 sq. metres (1972.7 sq. feet)



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