



29 Graburn Way, Barton-Upon-Humber, DN18 5GX

£275,000

Four bed detached house situated in the sought after town of Barton-upon-Humber. This property is close to local amenities and within catchment area for great local schools, making it an ideal family home. The ground floor of the property comprises of an entrance hall, a good size lounge and a neutrally decorated kitchen/diner with an attached utility room and downstairs W.C.. Downstairs also benefits from a converted garage which makes an excellent second reception room.

Upstairs the property benefits from four double bedrooms, with an En suite off the main bedroom and a modern family bathroom. Outside the rear of the property has a secure, well maintained garden with patio area and seating area with stairs down to the lawned garden, whilst at the front of the property there is a driveway for a couple of cars. Available now, please contact our office to book a viewing.



Entrance Hall

Lounge 15'8" x 10'8" (4.80 x 3.27)



Bedroom One 12'11" x 10'8" (3.94 x 3.27)



En Suite



Second Reception Room 17'10" x 9'2" (5.46 x 2.80)

Kitchen/Diner 17'5" x 10'0" (5.31 x 3.06)



Utility Room 6'1" x 5'6" (1.86 x 1.68)



Bedroom Two 12'11" x 9'2" (3.94 x 2.80)



First Floor Landing

Bedroom Three 12'0" x 8'5" (3.67 x 2.58)



Bedroom Four 10'0" x 8'9" (3.06 x 2.68)



Family Bathroom 9'1" x 5'8" (2.79 x 1.73)



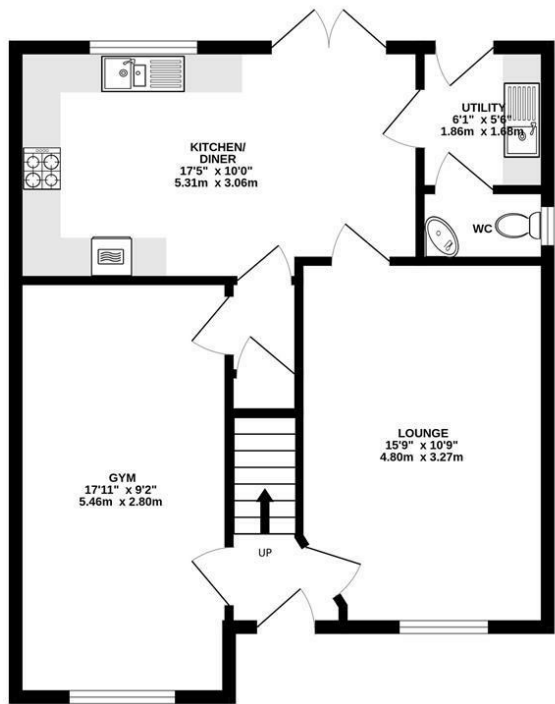
Outside



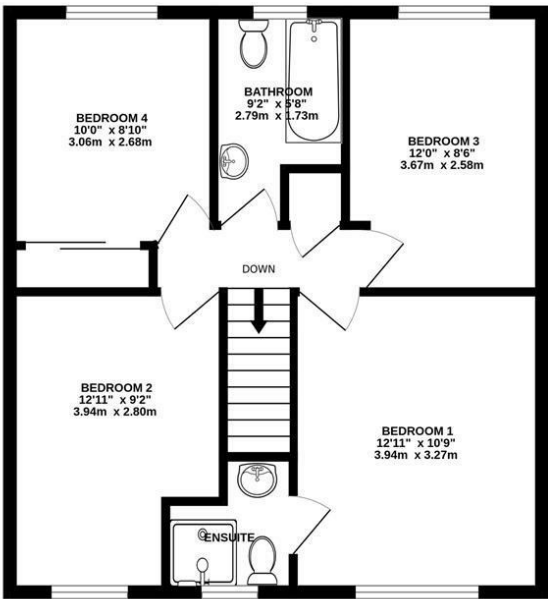


Floor Plan

GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



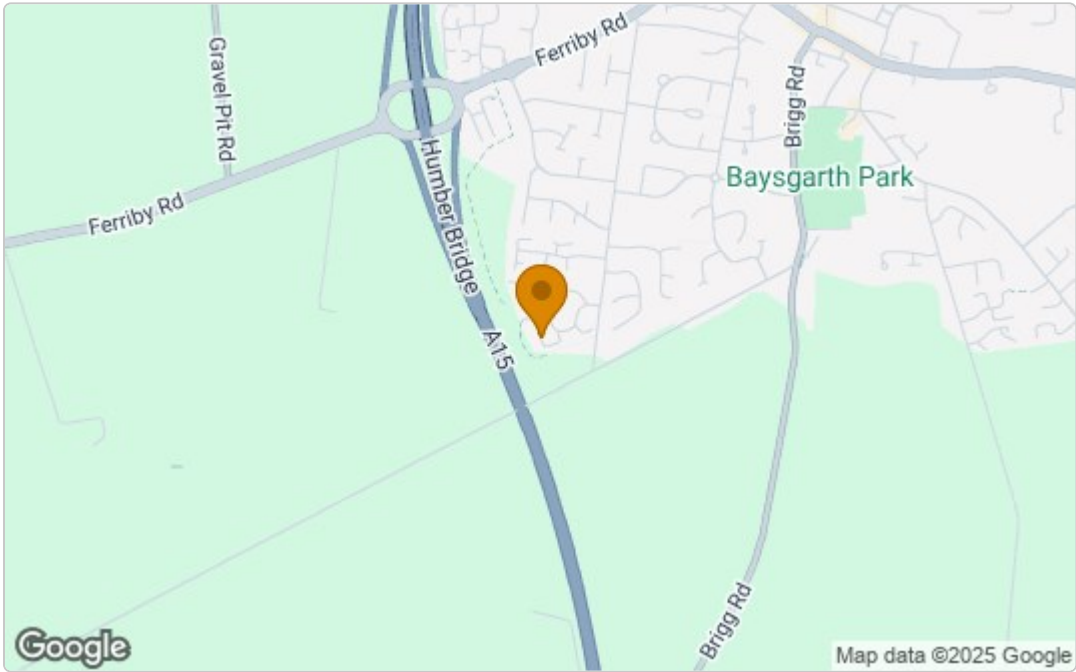
TOTAL FLOOR AREA: 1172 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

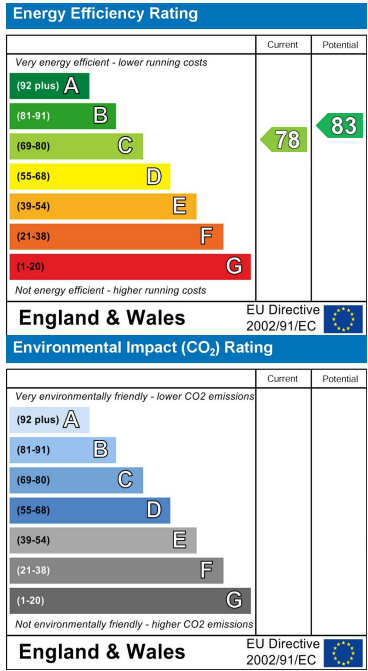
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Area Map



Energy Efficiency Graph



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