



## 34 Meadow Drive

, Barton-Upon-Humber, DN18 6DL

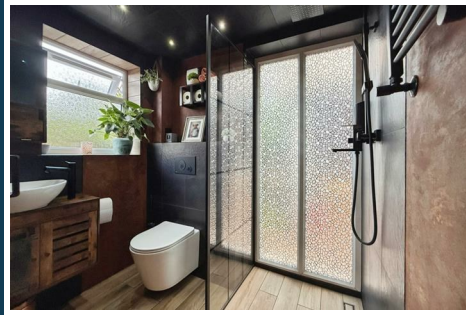
£199,950



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## Ground Floor

### Entrance Hallway

A light and welcoming entrance to the front via double glazed composite door. With fixed staircase to the first floor, storage cupboard under and opening into:

### Lounge

12'7" x 15'3" (3.85m x 4.67m)

A generous lounge to the front with UPVC double glazed window, radiator and wall mounted fire.

### Kitchen Diner

9'4" x 21'8" (2.87m x 6.62m)

A well appointed dining kitchen to the rear, fitted with a range of base and wall mounted units, solid wooden worksurfaces with tiling to splashback areas, Belfast sink, inset hob with extractor over, raised built in double oven and integrated dishwasher. With UPVC double glazed window and UPVC French doors, radiator.

### Shower Room

5'5" x 6'5" (1.66m x 1.96m)

A downstairs shower room with UPVC double glazed window to the side and rear. Fitted with an open shower, low level WC and sink unit, with Heated towel radiator and underfloor heating.

### Store

8'9" x 9'11" (2.68m x 3.03m)

To the rear of the garage and currently used as a utility/ store and with plumbing for automatic washing machine and further space for a tumble dryer.

## First Floor

### Central Landing

With UPVC double glazed window to the side, providing access to all first floor rooms and radiator.

### Bedroom One

11'10" x 12'7" (3.62m x 3.86m)

A generous double bedroom to the front with UPVC double glazed window, fitted wardrobes for storage and radiator.

### Bedroom Two

9'5" x 14'0" (2.88m x 4.28m)

Double bedroom to the rear, UPVC double glazed window, fitted wardrobes and radiator.

### Bedroom Three

9'8" x 6'2" (2.96m x 1.89m)

To the front with UPVC double glazed window to the front, fitted wardrobe and second storage cupboard above the stairs and radiator.

### Bathroom

6'10" x 5'4" (2.09m x 1.65m)

A modern bathroom with a three-piece suite in white with panelled bath and shower over, sink set upon vanity unit with storage and low level WC. with UPVC double glazed window and heated towel radiator.

### Externally

A generous plot with ample parking for multiple cars to the front, a lawned garden and gated access to the side. The side has a workshop/ storage area

and the rear is a well cared for and colourful garden with patio area for seating, pond and the end of the garden has a separate shed.

#### Garage

7'10" x 8'9" (2.39m x 2.68m)

With up and over door to the front, lighting and power. Currently used as additional workshop space and can also be accessed through the store room from the house.

#### Council Tax Band

We have been advised the property is council tax band B, payable to North Lincolnshire Council.

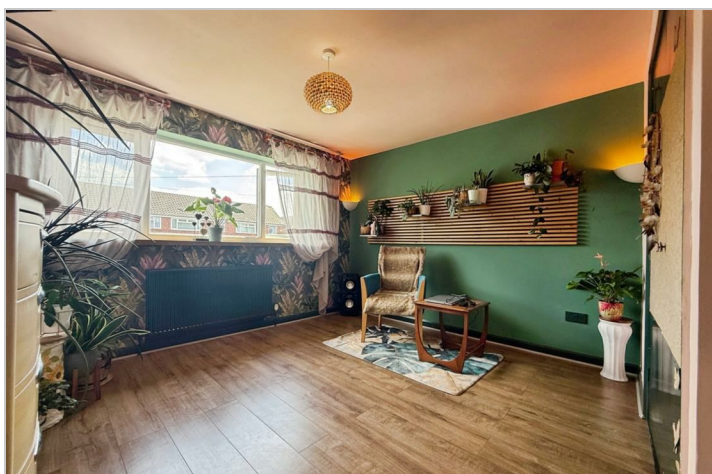
#### ADDITIONAL INFORMATION

Tenure:

Freehold

#### Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



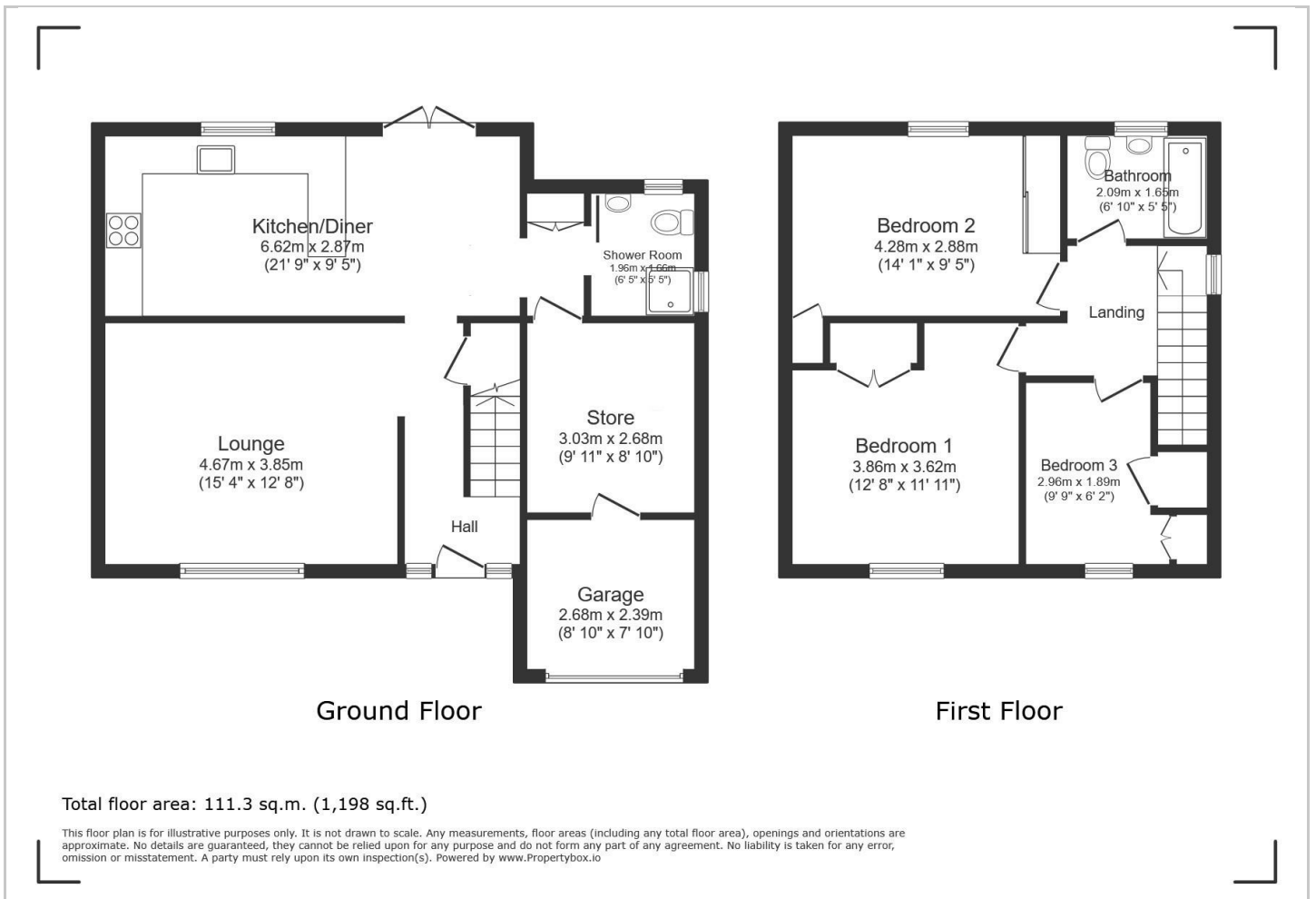
## Hybrid Map



## Terrain Map



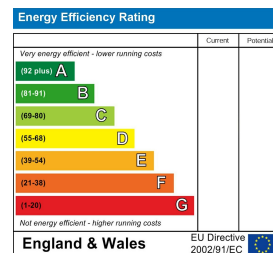
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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