



15 GODDARD CLOSE, BARTON UPON HUMBER  
£285,000

**BROWN & CO**



## 15 GODDARD CLOSE, BARTON UPON HUMBER, LINCOLNSHIRE, DN18 5TF

### DESCRIPTION

Modern detached house in small favoured cul-de-sac location providing good family accommodation throughout with two reception rooms, sun room, plus modern kitchen and utility room. There are four good sized bedrooms, large family bathroom and en suite facilities. Enclosed, low maintenance rear garden.

### LOCATION

The town provides comprehensive shopping, leisure and recreational facilities and schools for all age groups. There is a railway station in the town but the City of Hull is accessible with more comprehensive facilities, railway station and good links to the wider motorway network from the M180/M18. Humberside Airport is also close by. Marshlands Lakeside nature Reserve is within comfortable distance.

### DIRECTIONS

From High Street Barton upon Humber, head west towards Chapel Lane and then continue straight onto Hungate. At the roundabout take the second exit onto Ferriby Road (A1077), turn left into Tofts Road, then fifth right into Appleyard Drive and first right into Goddard Close.

### ACCOMMODATION

Half glazed composite door into

**ENTRANCE HALL** with wood effect laminate flooring, telephone point, stairs to first floor landing, door to understairs storage cupboard, personal door to attached garage. Central heating thermostat.

**LOUNGE 16'2" x 12'6" (4.94m x 3.84m)** measured to front aspect double glazed square bay window with views to the front garden, feature painted fire surround with coal effect gas living flame fire set on sculptured raised marble effect hearth with matching insert, oak coloured laminate flooring, TV point, wall light points, half

glazed double doors to



**DINING ROOM 12'7" x 10'9" (3.86m x 3.32m)** double glazed wood effect door into sun room, oak coloured wood effect flooring, central ceiling fan/light, TV aerial lead, square arch into



**KITCHEN 10'9" x 10'8" (3.33m x 3.28m)** with modern grey fitted cupboards with ample soft close base and wall mounted cupboard and drawer units, 1 1/4 composite sink drainer unit with mixer tap and handheld spray, integrated slimline dishwasher, space for large upright fridge freezer, built in electric oven with combination grill microwave above, four ring gas hob with Perspex and stainless steel extractor canopy, splashback surround, ample wood effect working surfaces, concealed lighting to the wall cupboards, double

glazed window overlooking the rear garden, recessed downlighting, return door to hallway, half glazed door to



**UTILITY ROOM** with a range of matching cupboards, space and plumbing for washing machine, further working surfaces, half glazed door to garden, door to

**CLOAKROOM** side aspect obscure double glazed window, white low level wc, corner fitted hand basin with cupboard below and tiled splashback, ceramic tiled floor, extractor fan.

**GARDEN ROOM 13'3" x 10'2" (4.04m x 3.11m)** brick base with double glazed windows, central ceiling light/fan, ceramic tiled flooring, radiator and TV point.



FIRST FLOOR

**GOOD SIZED LANDING** with access to roof void.

**BEDROOM ONE 15'7" x 13'4" (4.79m x 4.09m)** front aspect double glazed window. A good range of floor to ceiling built in wardrobes with dark wood grain effect frontages, ample hanging and shelving space, matching bedside cabinets, dressing table, TV and telephone points, door to



**EN SUITE SHOWER ROOM** front aspect obscure double glazed window, shower cubicle with electric Mira Zest shower, glazed screen and tiled walls, white low level wc and matching pedestal hand basin, recessed downlighting and extractor.

**BEDROOM TWO 15'6" x 10'8" (4.75m x 3.29m)** front aspect double glazed window, fitted double wardrobe with hanging and shelving space, built in bedside cabinet/unit with oak bed cupboards and recessed shelving, four prong spotlight, TV aerial lead.

**BEDROOM THREE 11'7" x 9'7" (3.57m x 2.96m)** measured to front of full length range of built-in wardrobes with light wood grain effect doors and ample hanging and shelving space, rear aspect with sealed unit double glazed window with views to garden, TV aerial lead.

**BEDROOM FOUR 8'3" x 8'0" (2.52m x 2.47m)** rear aspect obscure double glazed window, wood effect laminae flooring, TV point,

four prong spotlight.

**FAMILY BATHROOM 11'6" x 10'2" (3.54m x 3.12m)** obscure double glazed window, four piece white suite with panel enclosed rope edged bath, double width walk in shower cubicle with glazed screen and independent shower, rope edged pedestal hand basin and matching low level wc, part tiled walls, ceramic tiled flooring, recessed downlighting, extractor.



**OUTSIDE**

The front is open planned with an area of lawn with sculptured edged and shingled edging with established shrubs, raised brick shrub shingled bed. The driveway is block paved in a herringbone style offering space for two vehicles and leads to **INTEGRAL SINGLE GARAGE** with electric operated roller door, power, lighting and personal door to into the hallway, wall mounted gas fired central heating boiler. Wrought iron gates giving access to the rear garden.

The rear garden is laid for low maintenance and is fenced to all sides with path to the side and steps up to a raised paved patio with two small raised brick built shrub beds, external lighting and water supply.

**GENERAL REMARKS & STIPULATIONS**

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by North Lincolnshire Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

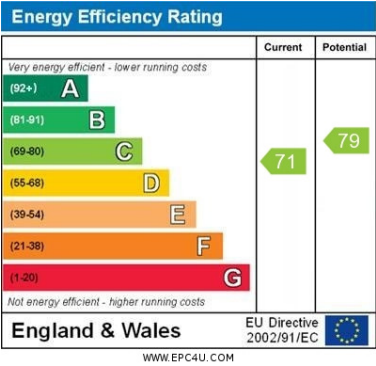
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

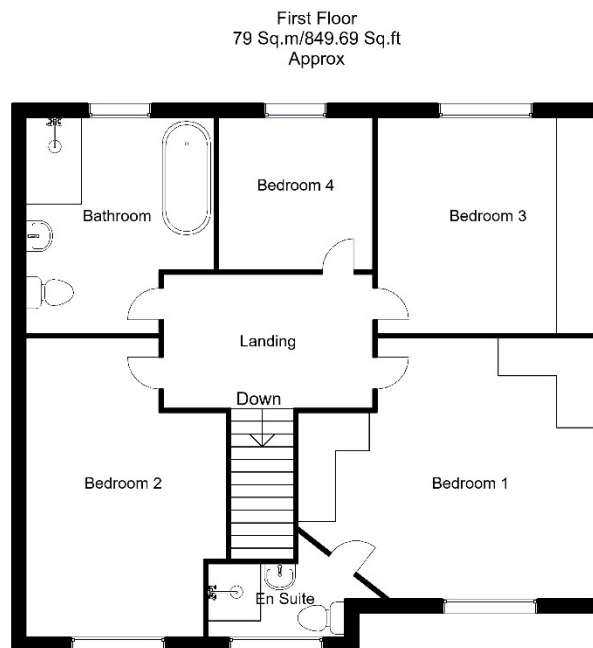
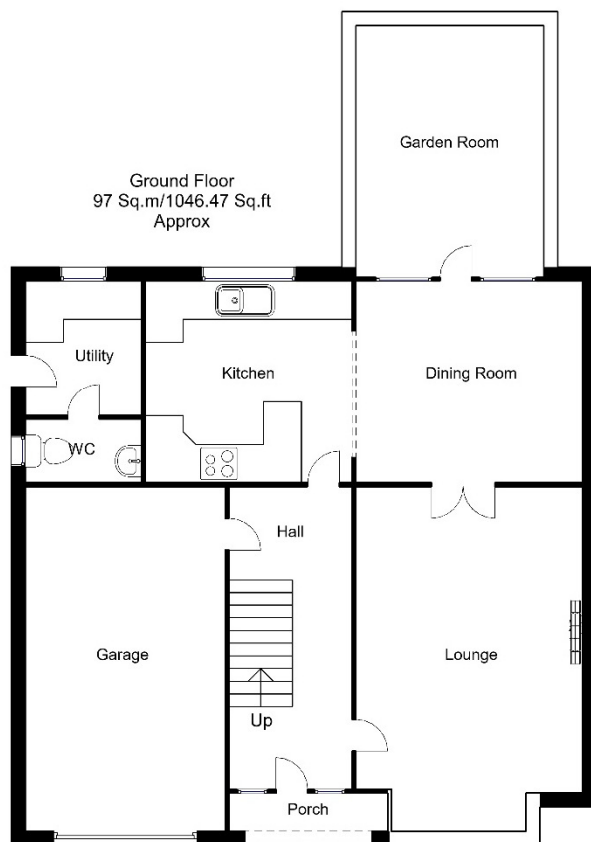
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Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in March 2021.







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