



## Kingfisher Close, Barton-upon-Humber, DN18

**£130,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 2

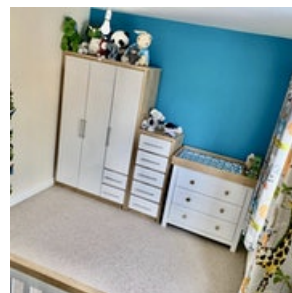
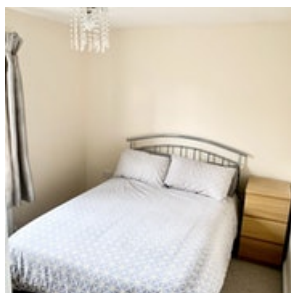
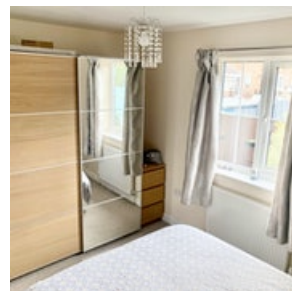
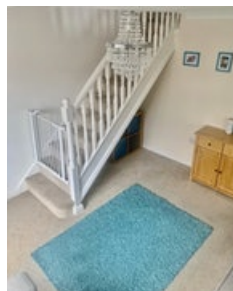
We are delighted to bring to the market this Beautifully Presented Two Bed Semi Detached House located on the desirable Kingfisher Close on the outskirts of Lincolnshire in Barton-upon-Humber. The property offers an ideal first home beautifully presented

## Key features:

- Ideal First Home
- Well Presented Throughout
- Two Generous Sized Bedrooms
- Modern Family Bathroom
- Spacious Kitchen/Diner
- Reception Room
- Enclosed Garden
- Private Driveway
- Close To Local Amenities
- Desirable Location
- Ready to move in

## Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band A (£1036.45 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



*Ready to move in!*

*We are delighted to bring to the market this Beautifully Presented Two Bed Semi Detached House located on the desirable Kingfisher Close on the outskirts of Lincolnshire in Barton-upon-Humber. The property offers an ideal first home beautifully presented throughout & ready to move in! The property comprises: Two generous sized bedrooms, modern family bathroom, downstairs w/c, ample storage throughout, spacious kitchen/diner & a living room. To the outside is an enclosed garden with mature shrubs, patio area, private driveway & additional on street parking. The property is in close proximity of local amenities, nearby park, local transport links, schools catchment area, a short drive to the local town, train station & motorway links. Ideal first home set within a desirable location & ready to move in! Viewing highly recommended.*

## **Entrance Hall**

Entering the property through to the Entrance Hall -

## **Living Room**

Well presented Living Room with a double glazed window, power points, TV point & double radiator.

## **Kitchen**

Spacious Kitchen with built in oven/grill & 4 ring hob, ceiling extractor, sink with drainage, ample room for appliances, power points, double glazed windows, dining area & double doors leading to the enclosed garden.

## **Downstairs WC**

Downstairs WC with wash basin & toilet.

## **Master Bedroom**

Master Double Bedroom with a double glazed window, double radiator, TV point & power points.

## **Family Bathroom**

Modern Family Bathroom with bath & overhead shower, toilet, wash basin, heated towel rail & a double glazed frosted window.

## **Bedroom Two**

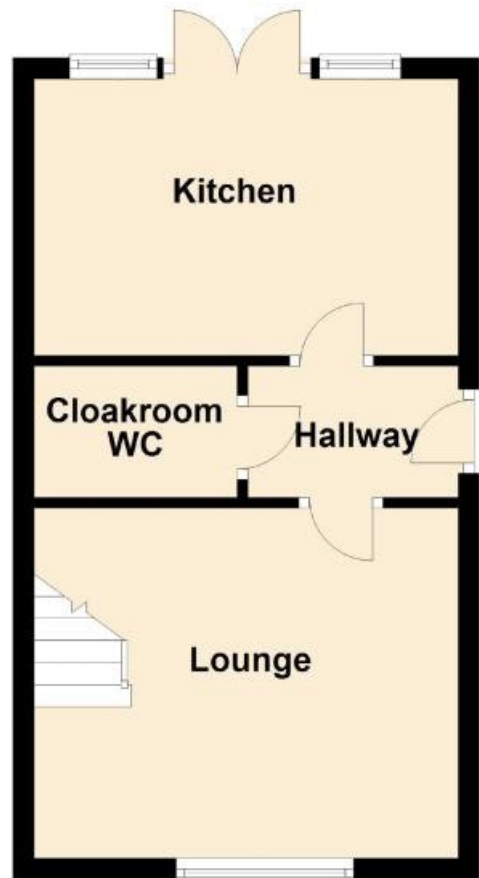
Double Bedroom with built in storage, double glazed window, power points & double radiator.

## **Outside**

Enclosed rear garden with mature shrubs, patio area, private driveway & additional on street parking.

**Floor plan:**

**Ground Floor**



## Energy Performance Certificate:

### Energy Performance Certificate

**8, Kingfisher Close, BARTON-UPON-HUMBER, DN18 5BZ**

|   |   |
|---|---|
| <b>Dwelling type:</b> Semi-detached house   | <b>Reference number:</b> 8692-2056-0129-3827-2083   |
| <b>Date of assessment:</b> 25 October 2018  | <b>Type of assessment:</b> RdSAP, existing dwelling |
| <b>Date of certificate:</b> 25 October 2018 | <b>Total floor area:</b> 58 m <sup>2</sup>          |

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 1,458</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 288</b>   |

| Estimated energy costs of this home |                    |                    |   |
|-------------------------------------|--------------------|--------------------|---|
|                                     | Current costs      | Potential costs    | Potential future savings  |
| Lighting                            | £ 285 over 3 years | £ 144 over 3 years | <div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 288 over 3 years                 </div> |
| Heating                             | £ 918 over 3 years | £ 858 over 3 years |   |
| Hot Water                           | £ 255 over 3 years | £ 168 over 3 years |   |
| <b>Totals</b>                       | <b>£ 1,458</b>     | <b>£ 1,170</b>     |   |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

|  | Current | Potential |  |
|--|---------|-----------|--|
| <p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) <b>A</b></p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) <b>B</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) <b>C</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) <b>D</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) <b>E</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) <b>F</b></p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) <b>G</b></p> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <p>74</p> </div> <div style="width: 45%;"> <p style="background-color: #00728f; color: white; padding: 2px;">91</p> </div> </div> |         |           | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> |

#### Top actions you can take to save money and make your home more efficient

| Recommended measures                        | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Party wall insulation                     | £300 - £600     | £ 75                         |
| 2 Low energy lighting for all fixed outlets | £45             | £ 126                        |
| 3 Solar water heating                       | £4,000 - £6,000 | £ 87                         |

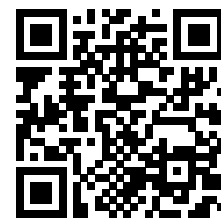
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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### MISREPRESENTATION ACT, 1967.

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