



Horkstow Road, Barton-Upon-Humber, North Lincolnshire

Offers over £365,000






lovelle

Key Features

- Total Floor Area:- 148 Square Metres
- Lounge & Sitting Room
- Office / Study
- Kitchen & Dining Room
- Utility Room & Downstairs WC
- Four Bedrooms
- Family Bathroom & En-Suite
- Driveway
- Built-In Double Garage
- Private Front and Rear Gardens
- EPC rating D





DESCRIPTION

Situated in the desirable location of Horkstow Road is this superb family home. Ready for someone new to move in and put their own stamp on it.

Approaching this home, you are greeted by a gated driveway leading to the house and surrounded by beautiful lush greenery.

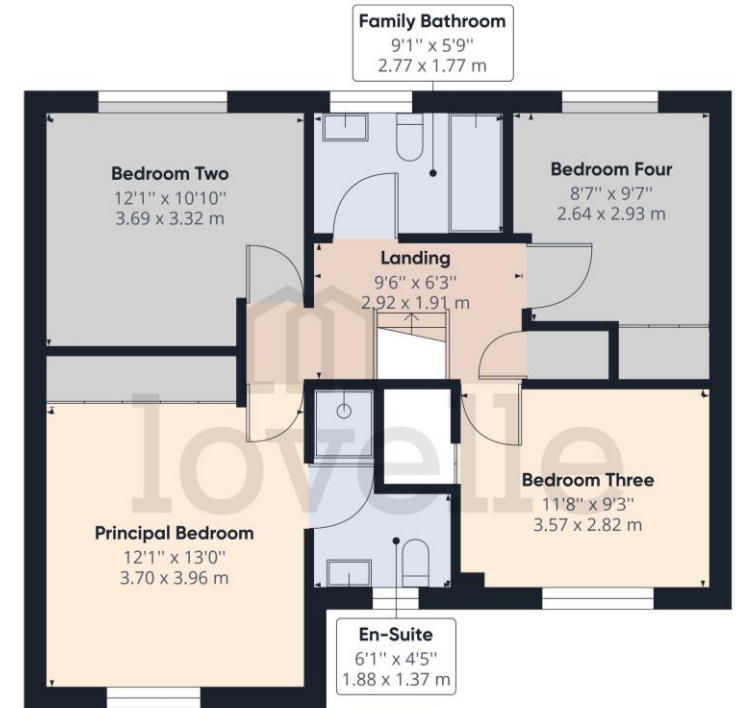
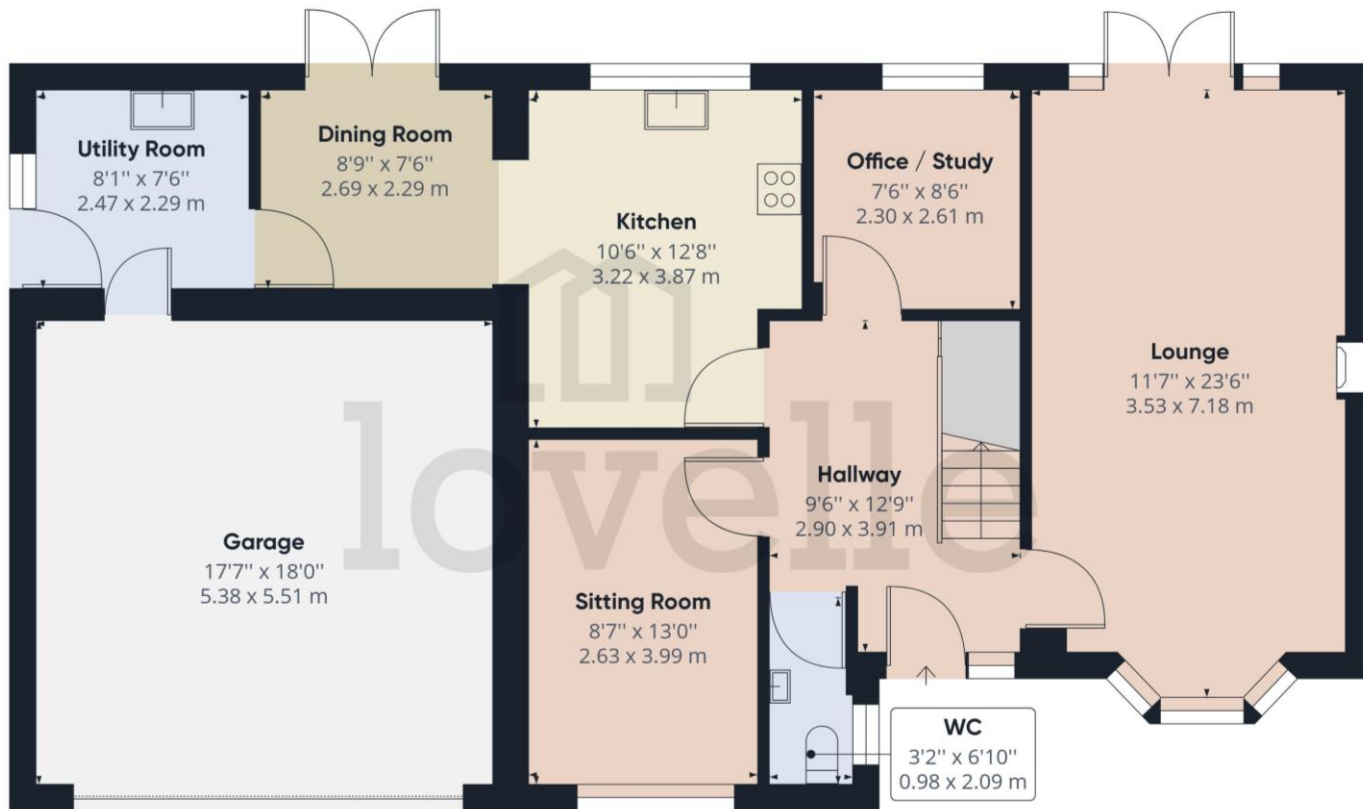
The generously proportioned accommodation invites you in through a lovely hallway with doors to all principal rooms. As you make your way through, you are greeted by a charming kitchen with adjoining dining room and utility room, with access to the built-in garage. Further on there is a spacious lounge that overlooks the rear garden. Once upstairs this home reveals four bedrooms. With the principal bedroom having an en-suite, while the rest benefitting from a family bathroom.

Outside of this home are two attractive gardens. An established front garden with a manicured lawn and evergreen hedging, while the rear garden is fully lawned and enclosed by fencing and hedging.

We anticipate a high demand for this property, viewing is highly recommended!



FLOORPLAN



**Horkstow Road, Barton-Upon-Humber, North
Lincolnshire**

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band E

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Follow us on:



ENTRANCE 2.9m x 3.9m

Entered through a UPVC door, with a sidelight, into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Finished with a handy under stairs cupboard.

LOUNGE 3.5m x 7.1m

Spacious lounge with a walk in bay window to the front elevation and a feature Adam style fireplace surround housing a living flame fire. Furthermore, there are double French doors taking you out to the rear garden.

SITTING ROOM 2.6m x 3.9m

Quaint room with a "picture" window to the front elevation. Perfect space to withdraw and enjoy a moment of peace.

OFFICE / STUDY 2.3m x 2.6m

Window to the rear elevation.

KITCHEN 3.2m x 3.8m

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Freestanding four ring gas cooker with a double oven and extraction canopy over. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a dishwasher and a further under counter appliance.

Window to the rear elevation and an archway to the dining room.

DINING ROOM 2.6m x 2.2m

Bright and airy room with double French doors overlooking the rear garden.

Wonderful space to entertain friends and family.

UTILITY ROOM 2.4m x 2.2m

Base units with a stainless steel sink and hot and cold water taps. Plumbing for a washing machine and space for a tumble dryer. Housing the Ideal combination boiler.

Window and a half glazed UPVC door to the side elevation.

WC 0.9m x 2m

Two piece suite incorporating a push button WC and a wash hand basin built into a vanity unit.

Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *3.7m x 3.9m*

Range of fitted bedroom furniture including multiple wardrobes and shelving.
Window to the front elevation and a door to the en-suite.

EN-SUITE *1.8m x 1.3m*

Three piece suite incorporating a shower cubicle with shower over, push button WC and a pedestal wash hand basin with a mixer tap.
Ceramic tiles throughout and a towel rail radiator. Window to the front elevation.

BEDROOM TWO *3.6m x 3.3m*

Window to the rear elevation.

BEDROOM THREE *3.5m x 2.8m*

Window to the front elevation.
Built in storage cupboard.

BEDROOM FOUR *2.6m x 2.9m*

Window to the rear elevation.
Built in storage cupboard.

FAMILY BATHROOM *2.7m x 1.7m*

Three piece bathroom suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin.
Ceramic tiles throughout and a towel rail radiator. Window to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Extensive front garden, predominantly laid to lawn with an ample driveway offering off street parking, access to the garage and rear garden. Finished with wrought iron gates and mature shrubbery and trees.

BUILT-IN DOUBLE GARAGE 5.3m x 5.5m

Up and over door, power and lighting.

REAR ELEVATION

Clean and simple rear garden. Enclosed by fencing and evergreen hedging. Fully laid to lawn. Perfect to entertain guests and family.

LOCATION

Barton-upon-Humber is a highly regarded historic market town with Primary and Senior schools, quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops and two petrol stations. It benefits from numerous recreational facilities and is surrounded by open countryside. The distinctive Churches, library, wildlife reserves and popular museums allow you to enjoy peace and tranquillity whilst the shopping and nightlife of neighbouring towns means you are never far away from a faster pace of life!

