



Westfield Road, Barton-Upon-Humber, North Lincolnshire

Offers over £475,000

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Key Features

- Total Floor Area:- 227 Square Metres
- Kitchen & Breakfast Room
- Family Room & Lounge
- Formal Dining Room
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Conservatory & Summerhouse
- Gated Access & Ample Driveway
- Double Detached Garage
- Sensational Enclosed Rear Garden
- EPC rating C





DESCRIPTION

An exquisite detached home occupying a prominent position on the highly sought after area of Westfield Road. Stylishly enhanced and upgraded by the current owners. A fusion of rustic charm and a traditional interior, creating a unique home.

As you enter through the gates onto the paved driveway, you will be taken back by how spacious it is, with a double detached garage neatly nestled and offering plenty of parking and storage. Once inside, the bright hallway asks to explore deeper. To your right is the formal part of the property, with a lounge, formal dining room and finished with a delightful conservatory overlooking the rear garden. On the other hand, to your left, is the contemporary part of the property, for the family to enjoy. Incorporating a kitchen with a breakfast room and a family room joining together.

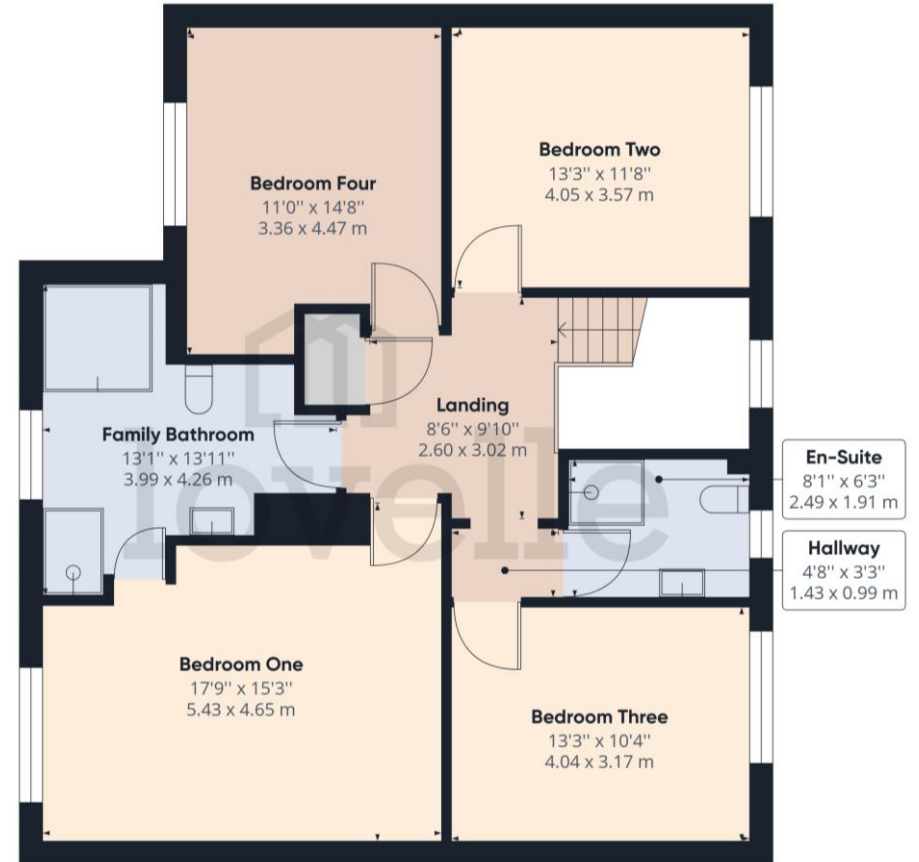
As for the first floor accommodation. There are four double bedrooms, with one benefitting from an ensuite shower room and the rest from a spacious boutique style bathroom. Just wonderful.

To finish off this lovely home is the rear garden. Full of mature trees, shrubbery and colourful plantings, it just wants to be explored. With a raised terrace and a covered barbeque area, it's the perfect space to entertain friends and family. And with brick outbuildings for storage and a summerhouse tucked away in the corner, it is a garden to be enjoyed by everyone.

Only by viewing, will you fully appreciate the ambiance of this generously proportioned home.



FLOORPLAN



Westfield Road , Barton-Upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band F

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		
69-80	C	69 C	76 C
55-68	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 4.9m x 3.7m

Entered through a composite door into the hallway with an atrium window flooding it with light and a staircase taking you to the first floor accommodations.

BREAKFAST ROOM 3.3m x 4.4m

Fabulous space for a family to enjoy breakfast or have a family gathering. Double opening French doors to the front elevation flood it with light, making it feel airy. Adjacent is the family room and through sliding doors is the contemporary kitchen.

KITCHEN 7.4m x 6.5m

Contemporary range of wall and base units in a dark, marbled finish with contrasting quartz work surfaces and upstands. Inset stainless steel double bowl sink and drainer with a "Quooker" four way instant boiler tap. Built in electric oven, convection microwave with a warming drawer and an induction hob with multiple heating zones and extraction canopy over. Built in dishwasher, washer, tumble dryer, wine cooler and a tall fridge and a tall freezer.

Window overlooking the garden and double opening French doors taking you out to the terrace.

FAMILY ROOM 3.8m x 3.1m

Quiet corner of the home with a bow bay window and a built in gas fire, adding a touch of modern feel while still keeping a relaxing atmosphere.

WC 2.4m x 1.4m

Two piece suite incorporating a push button WC and a pedestal wash hand basin with a mixer tap and splash back tiling. Window to the rear elevation.

LOUNGE 5.4m x 4.6m

A grand room with a feature Adam style fireplace surround housing an open grate fire with decorative tiled inserts and a tiled hearth. Perfect for cold winter evenings.

Bow bay window to the front elevation and double opening doors inviting you to the formal dining room.

FORMAL DINING ROOM 4m x 3.5m

Double opening French doors to the conservatory, bridging the gap between these two rooms and making it ideal to host a party or entertain guests

CONSERVATORY 4m x 3m

Constructed on a low rise brick wall with a polycarbonate roof and double glazed windows. Full of light and great views of the garden and surrounding scenery.

Door to the terrace.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *5.4m x 4.6m*

Window to the front elevation and a door to the family bathroom.

BEDROOM TWO *4m x 3.5m*

Window to the rear elevation.

BEDROOM THREE *4m x 3.1m*

Window to the rear elevation.

EN-SUITE *2.4m x 1.9m*

Three piece bathroom suite incorporating a shower cubicle, low flush WC and a vanity wash hand basin. Towel rail radiator and decorative ceramic tiles throughout.

Window to the rear elevation.

BEDROOM FOUR *3.3m x 4.4m*

Window to the front elevation.

FAMILY BATHROOM *3.9m x 4.2m*

Four piece boutique style bathroom suite incorporating a corner jacuzzi spa bath with a mixer tap, shower cubicle with a rain shower over, push button WC, bidet and a vanity wash hand basin.

Decorative ceramic tiles throughout with underfloor heating and a window to the front elevation and a Velux style window to the side elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Entered through wrought iron gates onto the sweeping driveway with access to the garage and the rear of the property. Fully enclosed by fencing and evergreen hedging, offering privacy from surrounding properties. Ample off street parking for multiple vehicles and a gravelled area for further parking. Finished with mature shrubbery and colourful plantings.

DOUBLE DETACHED GARAGE *6m x 5.7m*

Electric garage doors, power and lighting.

REAR ELEVATION

Fantastic rear garden with a spacious terrace and a covered barbeque area, makes it ideal for outdoor entertainment and hosting guests. While the brick outbuildings offer great space for storage. Further on there is a lovely manicured lawn with paths snaking through to the summerhouse and seating areas while the mature trees and shrubbery make it feel private and cosy.

SUMMERHOUSE *4.6m x 4.7m*

Timber construction with power and lighting.

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!

