

Wo



North End, South Ferriby, North Lincolnshire

£340,000





Key Features

- Total Floor Area:- 169 Square Metres
- Breakfast Kitchen
- Sitting Room & Living Room
- Formal Dining Room
- Utility Room & Downstairs WC
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Ample Driveway & Integral Garage
- Private Rear Garden
- Enclosed Front Garden
- EPC rating D





DESCRIPTION

A detached home occupying a prominent position in the sought after village of South Ferriby.

As you enter onto the paved driveway, you will be taken back by how spacious this property is, with an integral garage offering plenty of parking and storage. Once inside, the bright hallway asks to explore deeper. To your right is the cosy living room with its adjacent sitting room. Perfect for a family to enjoy and relax. On the other hand, to your left, is the formal dining room connecting to the breakfast kitchen and the utility room. Adding functionality to the property. Not to forget the downstairs WC.

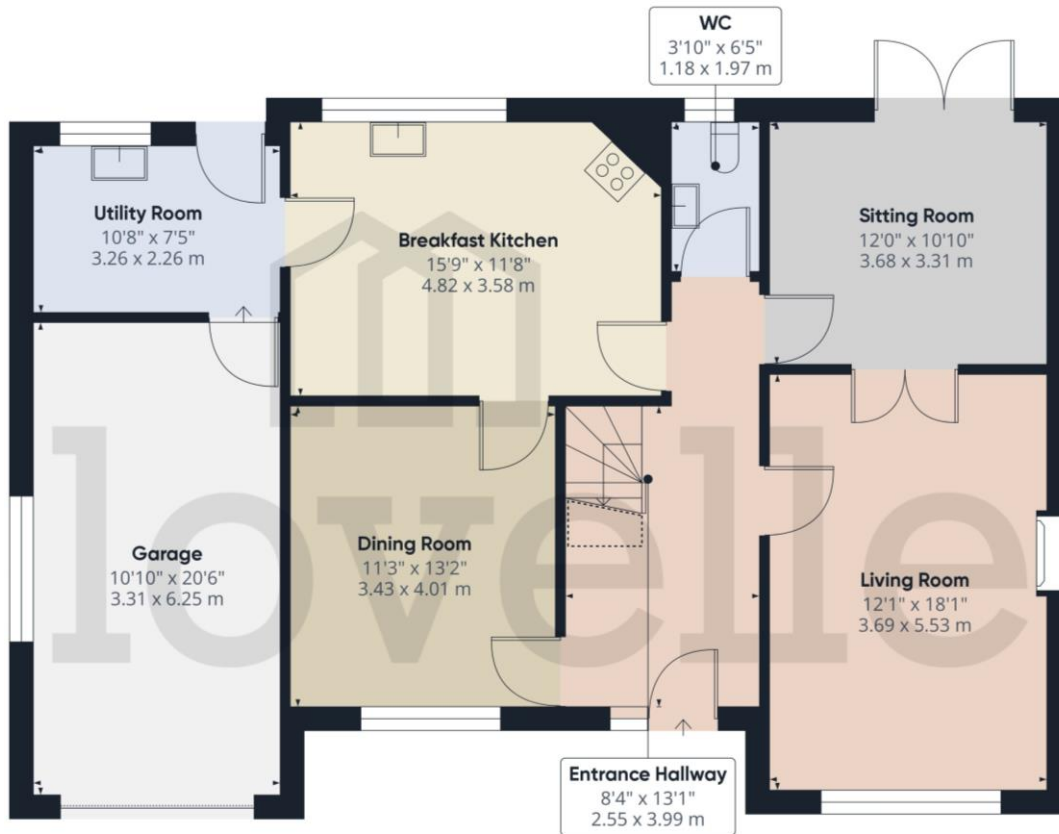
As for the first floor accommodation. There are four double bedrooms, with one benefitting from an ensuite shower room and the rest from a spacious boutique style bathroom. Just wonderful.

To finish off this lovely home are the gardens. The rear garden is full of mature trees, shrubbery and colourful plantings, it just wants to be explored. With a lush lawn and multiple seating areas, its the perfect space to entertain friends and family. As for the front garden - enveloped by mature trees and shrubbery and finished with a raised lawn area.

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



FLOORPLAN



Ground Floor



Floor 1

North End, South Ferriby, 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		
69-80	C		78 C
55-68	D	61 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 2.5m x 3.9m

Entered through a wooden door into the hallway with doors to all principal rooms and a staircase taking you to the first floor accommodations.

LIVING ROOM 3.6m x 5.5m

Bright and airy room with a feature log burner, finished with a rustic wooden mantel piece, sitting on a tiled hearth. Perfect for cold winter evenings. "Picture" window to the front elevation and double opening doors inviting you into the sitting room.

SITTING ROOM 3.6m x 3.3m

Quiet corner of the home with double opening French doors to the rear patio. Fabulous space to entertain or enjoy a quiet moment to yourself.

BREAKFAST KITCHEN 4.8m x 3.5m

Comprehensive range of wall and base units in a dark wood finish with contrasting work surfaces and decorative tiled splash backs. Inset ceramic one and a half bowl sink and drainer with a swan neck mixer tap. Built in electric oven and a four ring gas hob with extraction canopy over. Plumbing for a dishwasher and a built-in fridge freezer.

"Picture" window overlooking the garden and doors to the utility room and dining room. Finished with a delightful breakfast bar area.

DINING ROOM 3.4m x 4m

"Picture" window to the front elevation.

UTILITY ROOM 3.2m x 2.2m

Range of wall and base units in a dark wood finish with contrasting work surfaces and decorative tiled splash backs. Stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer.

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

WC 1.1m x 1.9m

Two piece suite incorporating a low flush WC and a pedestal wash hand basin with a mixer tap and, ceramic tiles throughout. Window to the rear elevation.

FIRST FLOOR ACCOMMODATION

PRINCIPAL BEDROOM *3.6m x 3.9m*

Window to the rear elevation and a door to the en-suite.

EN-SUITE *2.7m x 1.7m*

Three piece suite incorporating a shower cubicle, push button WC and a pedestal wash hand basin. Chrome effect towel rail radiator and decorative ceramic tiles throughout.

Window to the side elevation.

BEDROOM TWO *3.4m x 4m*

Window to the front elevation.

BEDROOM THREE *3.6m x 3m*

Window to the front elevation.

BEDROOM FOUR *2.7m x 3.5m*

Window to the rear elevation.

FAMILY BATHROOM *3.2m x 2.4m*

Four piece boutique style bathroom suite incorporating a corner bath with a mixer tap, shower cubicle with an electric shower over, low flush WC, bidet and a pedestal wash hand basin.

Decorative ceramic tiles throughout and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Secluded front garden. Making it feel private and cosy. Block paved driveway offers ample off street parking and access to the integral garage. Fully enclosed by fencing and surrounding trees. Delightful lawn area finishes off this front garden.

INTEGRAL GARAGE 3.3m x 6.2m

Up and over door, power and lighting.

REAR ELEVATION

Substantial rear garden. Fully enclosed by fencing and evergreen hedging. Predominantly laid to lawn with a patio area and a timber constructed garden shed. Mature trees and shrubbery adorn the boundary of this spacious garden.

LOCATION

South Ferriby is situated on the A1077 a short distance from Barton upon Humber and the Humber Bridge. There are road connections to Scunthorpe, Hull, and the motorway network. Within the village is a Post Office/shop, Primary school, Parish Church, two Public Houses, Public Bus services and access to riverside walks along the Humber, the pebbly beach, and the Ancholme. There is also a local community sports complex with tennis and a football pitch.

