



High Street, Barton-Upon-Humber, North Lincolnshire

Asking Price £350,000





lovelle

Key Features

- Total Floor Area: 161 Square Metres
- Kitchen Diner
- Dining Room
- Parlour & Sunroom
- Utility & Downstairs WC
- Four Double Bedrooms
- Workshop & Roof Terrace
- Built-In Garage
- Private Rear Courtyard
- Solar Panels & Battery System
- EPC rating E





DESCRIPTION

A RARE OPPORTUNITY TO OWN THIS IMPRESSIVE RESIDENCE.

Being recently refurbished with a new lease of life, this fabulous property is on the market ready for new owners to move in and enjoy this period piece. While the beautiful wooden sash windows and allure of the patina covered bricks invite you to view this captivating property.

This residence consists of a kitchen diner with its very own pantry, dining room, sunroom and adding functionality is the utility room with a downstairs WC. But not to forget the parlour with original period decor returned back to its glory days, emphasising the history of this property. Further on, on the first floor there are four double bedrooms and an eccentric split-level bathroom.

Once you have finished taking in the beauty, you find yourself in the rear courtyard. Fully enclosed by surrounding properties and wooden gates with access to the built-in garage. Easy maintenance and perfect for outdoor entertaining, relaxing and taking a moment to yourself. Finished with a hidden roof terrace for those intimate moments and an expansive workshop with storage, just wonderful.

(This property benefits from a solar powered system, comprising of fifteen large solar panels and five battery storage units, providing up to 10.2KW of storage.)

Do not hesitate and booking a viewing today!



FLOORPLAN



Ground Floor



Floor 1

High Street, Barton-Upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

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		80 C
55-68	D		
39-54	E	45 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 1.8m x 8.5m

Entered through a half glazed wooden door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

KITCHEN DINER 5.1m x 3.2m

Range of wall and base units in a sage finish with tiled work surfaces and splash backs. Stainless steel sink and drainer with a mixer tap. Four ring electric stainless steel hob with an extraction canopy over and a built in double electric oven. Built in wine fridge and space for a tall fridge freezer. Two windows to the side elevation.

PANTRY 1.3m x 2.2m

Storage shelving.

DINING ROOM 4.6m x 3.6m

Spacious with a feature open grate Victorian style fireplace surround and decorative tile inserts, sitting on a tiled hearth. Adding sophistication to this room.

Dual aspect with windows to the front and side elevation.

PARLOUR 3.9m x 6.6m

Decadent is one word to describe this room. Filled with detail and original period pieces and plaster work. Its a treat for the eyes.

To start, is the columned grand fireplace housing a cast iron burner, perfect for those cold winter evenings. Further on there are remnants from the history of this home as a decorators shop. Showcasing restored plaster and woodwork, emphasising the historic stature of this property. Not to mention the original shop window, still surviving till this day.

Finished with storage cupboards and a further window to the front elevation.

SUNROOM *3.7m x 2.6m*

Flooded with light and warmth with a polycarbonate roof with doors to the courtyard, utility room and the downstairs WC.

UTILITY ROOM *3.1m x 1.5m*

Plumbing for a washing machine, dishwasher and space for further appliances and a cleaners sink with a grate.
Storage shelving.

DOWNSTAIRS WC *0.8m x 1.5m*

Two piece suite incorporating a high level WC and a wall mounted wash hand basin.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *4m x 3.5m*

Dual aspect with windows to the front and side elevation.

BEDROOM TWO *3.9m x 3.7m*

Window to the front elevation and a built-in storage cupboard.

BEDROOM THREE *3.9m x 3.2m*

Fitted bedroom furniture incorporating two wardrobes and storage cupboards.

Window to the front elevation.

BEDROOM FOUR *4.3m x 3.1m*

Window to the side elevation and a door to the workshop's loft.

SPLIT-LEVEL BATHROOM:

WC *1.7m x 2.5m*

Three piece suite incorporating a low flush WC, bidet and a vanity sink with hot and cold water taps. Steps leading to the bathroom.

Wood panelling throughout.

Window to the side elevation.

BATHROOM *1.7m x 3m*

Corner bathtub with hot and cold water taps, walk in shower with a rain shower over.

Decorative marble tiles and wood panelling throughout.

OUTSIDE THE PROPERTY:

REAR COURTYARD

Fabulous space, fully enclosed and private. Offering ample off street parking for several vehicles. Great for outdoor entertaining guests and family or enjoying a moment to yourself. Access to the garage and the outbuildings. Finished with wooden gates for that extra security.

OUTBUILDINGS:

WORKSHOP *8m x 3.1m*

Power and lighting.

STORAGE 1 *1m x 1.5m*

STORAGE 2 *1.7m x 3.2m*

LOFT *6.7m x 3.2m*

Fully insulated and boarded loft space with power and lighting.

ROOF TERRACE *2.4m x 3.5m*

Quaint and hidden space offering views over the roof tops of old Barton and The Humber Bridge.

BUILT-IN GARAGE *4.7m x 3m*

Electric garage door, 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!

DISCLAIMER

Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of Lovelle Estate Agency.

