



Clipson Crest, Barton-Upon-Humber, North Lincolnshire

£265,000





## Key Features

- Total Floor Area:- 98 Square Metres
- Spacious Detached Home
- Dining Room
- Living Room
- Utility Room & WC
- Kitchen
- Four Bedrooms
- En-Suite & Family Bathroom
- Driveway & Integral Garage
- Enclosed Rear Garden
- EPC rating C





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## DESCRIPTION

Set at the edge of the town is this four bedroom detached family home, looking for new owners to put their own stamp on it.

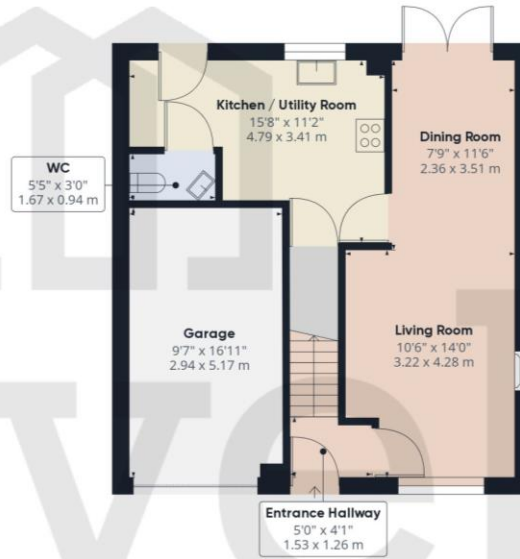
Delightful front garden greets you with an evergreen hedge for privacy and gated access through to the rear garden. Once inside, it reveals its spacious accommodation. With a bright living room and an adjacent dining room with French doors flooding this open space with light. Further on the contemporary kitchen with the utility areas add functionality and a modern edge. All while the first floor offers four good sized bedrooms with the principal bedroom having its very own en-suite, while the rest are benefitting from a stylish family bathroom.

To finish this lovely property, is the rear garden. Fully enclosed with a lawn and delightful seating areas. Just wonderful!

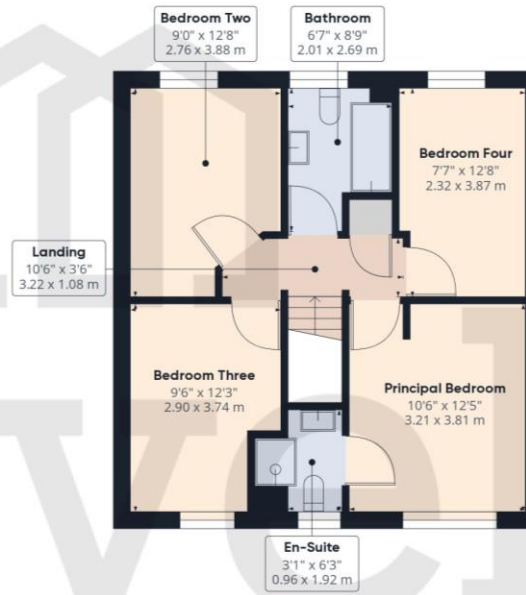
Call us to arrange your viewing today!



## FLOORPLAN



Ground Floor



Floor 1

## Clipson Crest, Barton-Upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band D

### 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		86 B
69-80	C	74 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.

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**ENTRANCE** 1.5m x 1.2m

Entered through a composite door into the hallway with doors to the living room and stairs leading to the first floor accommodation.

**OPEN PLAN LIVING / DINING:**

**LIVING ROOM** 3.2m x 4.2m

Bright and airy room with a feature Adam style fireplace, for those cold winter evenings. Window to the front elevation.

**DINING ROOM** 2.3m x 3.5m

Double French doors opening to the rear garden and patio area.

Door to the kitchen.

**KITCHEN** 4.7m x 3.4m

Contemporary range of wall and base units in a white finish with contrasting work surfaces. Inset double electric oven and a four ring gas hob with extraction canopy over. Built in dishwasher and a black composite sink with a swan neck mixer tap.

Finished with a sizeable under stairs storage cupboard.

Window to the rear elevation and an opening to the utility room.

**UTILITY ROOM**

Range of wall and base units with contrasting work surface. Plumbing for a washing machine.

Composite door to the rear elevation and a door to the WC.

**WC** 1.6m x 0.9m

Two piece suite incorporating a push button WC and a pedestal wash hand basin.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** *3.2m x 3.8m*

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

**EN-SUITE** *0.9m x 1.9m*

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a wash hand basin built in to a vanity unit. Decorative ceramic tiles to the wet areas.

Window to the front elevation.

**BEDROOM TWO** *2.7m x 3.8m*

Fitted bedroom furniture incorporating multiple wardrobes and shelving.

Window to the rear elevation.

**BEDROOM THREE** *2.9m x 3.7m*

Window to the front elevation.

**BEDROOM FOUR** *2.3m x 3.8m*

Window to the rear elevation.

**FAMILY BATHROOM** *2m x 2.6m*

Stylish three piece suite incorporating a bathtub, push button WC and a pedestal wash hand basin.

Decorative ceramic tiles throughout.

Window to the rear elevation.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Low maintenance front garden with evergreen hedging. To the side of the property is a driveway that leads to the integral garage and gated access to the rear garden.

**INTEGRAL GARAGE 2.9m x 5.1m**

Up and over door, power and lighting.

**REAR ELEVATION**

Fully enclosed garden, predominantly laid to lawn with a delightful patio area. Perfect to entertain family and friends.

**GREENBELT CHARGE**

This property is subject to a Greenbelt charge which we currently believe is set at £195 per annum.

**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!

