



Bayleaf Lane, Barton-Upon-Humber, North Lincolnshire

£287,500

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Key Features

- Total Floor Area:110 Square Metres
- Family Kitchen
- Lounge & Sunroom
- Utility Room & WC
- Three Bedrooms
- Dressing Room & En-Suite
- Bathroom
- Enclosed Rear Garden
- Integral Garage
- Driveway
- EPC rating C





DESCRIPTION

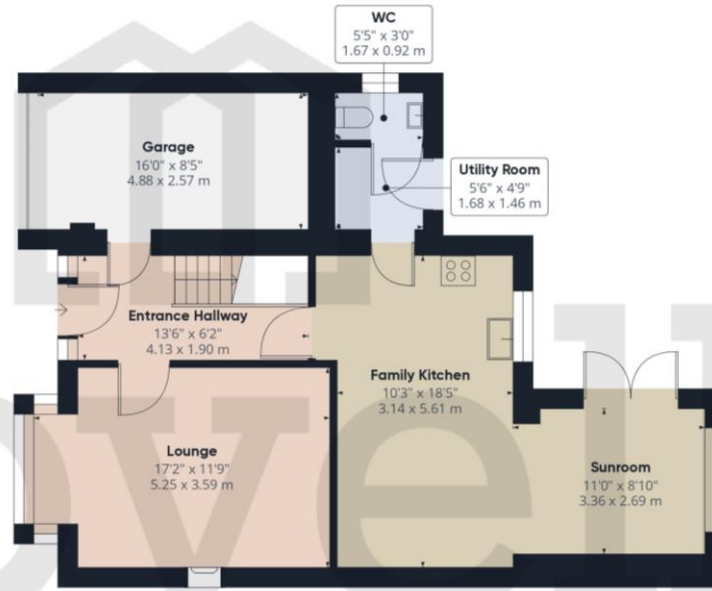
Falkland Way is an attractive development of stylish and charming properties with views of The Humber Bridge.

Step into this charming three bedroom home, superbly located with all your everyday needs within a short distance from town centre. As you enter, the ground floor invites you into a spacious lounge, where an Inglenook brick fireplace radiates warmth and hospitality for your family and friends. Further on, the open plan family kitchen is perfectly offset by the dining area and the cosy sunroom, making family meals a joy. While the utility room and WC add functionality to the ground floor. As you make your way to the first floor you are presented by three bedrooms. Two of which boast fitted bedroom furniture, while the principal suite has its own en-suite and a dressing room (potential to convert back to a bedroom). Finished with a family bathroom and a versatile study or perhaps a home office. And finally the rear garden - charming and spacious are two words to describe it. Perfect to entertain friends and family or to enjoy a moment to yourself.

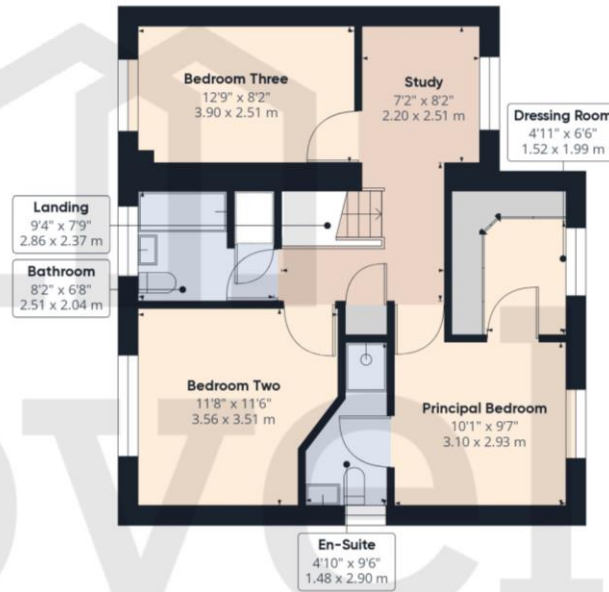
This home is a great fusion of comfort, function and location that is hard to beat.



FLOORPLAN



Ground Floor



Floor 1

Bayleaf Lane, 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		85 B
69-80	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 4.1m x 1.9m

Entered through a composite door with side lights into the hallway. Doors to lounge, garage and family kitchen and a staircase to the first floor accommodation.

LOUNGE 5.2m x 3.5m

Bright and airy room with a walk in bay window and a feature brick Inglenook fireplace surround, finished with a rustic wooden mantel piece and housing a gas stove. An impressive feature, making it feel cosy.

Perfect for cold winter evenings.

FAMILY KITCHEN 3.1m x 5.6m

Range of wall and base units in a cream gloss finish with contrasting granite work surfaces and upstands. Inset one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. Built in dishwasher and a tall fridge freezer. Inset Neff double electric oven and a four ring gas hob with extraction canopy over. Not to forget the kitchen island adding extra storage space to the kitchen.

Finished with a delightful dining area.

Window to the rear garden and an opening to the sunroom and door to the utility areas.

SUNROOM 3.3m x 2.6m

Double opening French doors to the patio area bridge the gap between inside and outdoors, making it perfect to enjoy it with friends, family or on your own.

"Picture" window to the rear elevation overlooking the garden.

UTILITY ROOM 1.6m x 1.4m

Minimal range of wall and base units in a dove grey finish with a contrasting granite work surface and upstand.
Half glazed UPVc door to the rear elevation.

WC 1.6m x 0.9m

Two piece suite incorporating a push button WC and a pedestal wash hand basin.
Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

LANDING / STUDY 2.2m x 2.5m

Spacious with a window to the rear elevation flooding it with light. Perfect for a home office or a study.

PRINCIPAL SUITE:

BEDROOM 3.1m x 2.9m

Window to the rear elevation and doors to the en-suite, dressing room.

DRESSING ROOM 1.5m x 1.9m

Multiple fitted wardrobes and shelving.

Window to the rear elevation.

(Potential to be converted to a bedroom)

EN-SUITE 1.4m x 2.9m

Three piece suite incorporating a push button WC, wash hand basin built into a vanity unit and a shower cubicle.

Ceramic tiles to the wet areas.

Window to the side elevation.

BEDROOM TWO 3.5m x 3.5m

Fitted bedroom furniture incorporating two wardrobes.

Window to the front elevation.

BEDROOM THREE 3.9m x 2.5m

Window to the front elevation.

FAMILY BATHROOM 2.5m x 2m

Three piece bathroom suite incorporating a bathtub with shower over and a push button WC, wash hand basin built into a vanity unit. Ceramic tiles to the wet areas and a built in storage cupboard.

Window to the front elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid to lawn with a block paved driveway offering ample off street parking and access to the integral garage. Gated access to the rear of the property.

INTEGRAL GARAGE 4.8m x 2.5m

Power and lighting.

REAR ELEVATION

Private rear garden and fully enclosed by wooden fencing with a substantial patio area, perfect for outdoor entertaining friends and family. Mature shrubbery and plantings adorn the boundary. Finished with a manicured lawn and a timber constructed garden shed.

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!

