



Tofts Road, Barton-Upon-Humber, North Lincolnshire

Asking Price £219,950

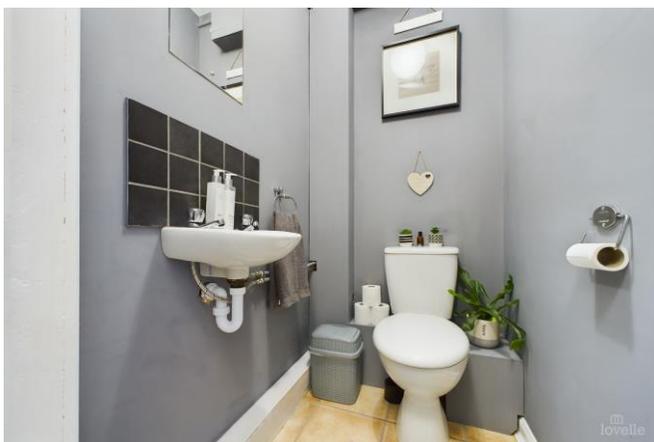




lovelle

## Key Features

- Total Floor Area:- 74 Square Metres
- Fabulous 1930s Residence
- Living Room & Kitchen Diner
- Conservatory & Downstairs WC
- Three Bedrooms
- Family Bathroom
- Detached Garage & Driveway
- Workshop
- Substantial Rear Garden
- Elevated Plot
- EPC rating D





---

## DESCRIPTION

A charming, semi-detached home dating back to the 1930s, an original period house hidden away in an elevated plot in the sought after area of Tofts Road. Stylishly and homely - blending rustic charm with a traditional interior.

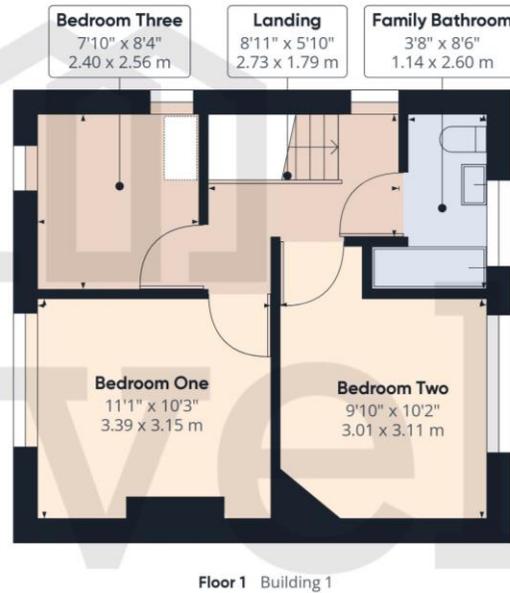
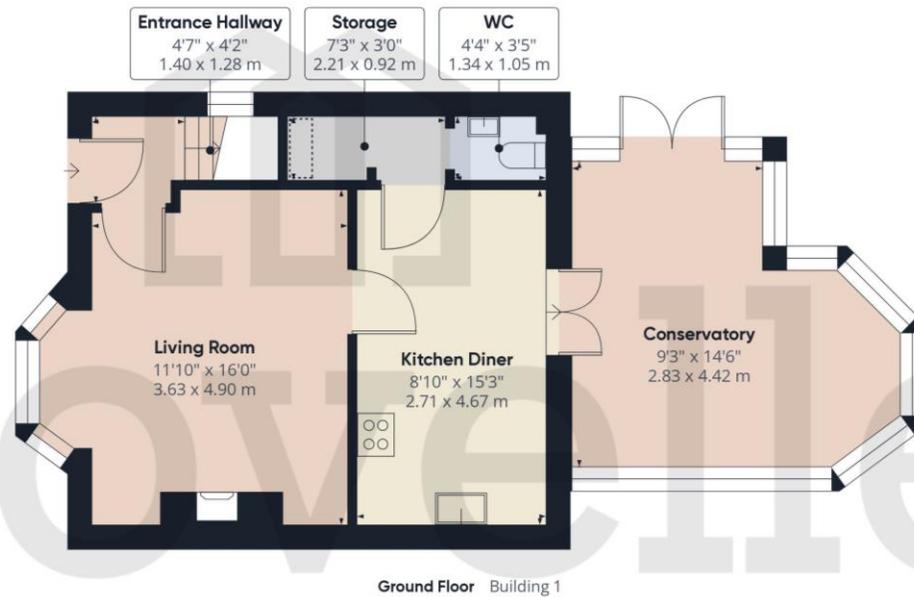
As you pull onto the driveway, you will be captivated by the original features and charming arched front door. Step inside into a cosy hallway, inviting you to explore deeper. As you do a spacious living room comes into view, with a bay window flooding it with light. Exploring deeper, a stylish kitchen comes into view, with a delightful dining area and French doors connecting it to the conservatory where you can leisurely bathe in sunlight and enjoy views of the rear garden. Not to forget the handy downstairs WC and under stairs storage, adding versatility and convenience to the property. While the first floor accommodation features three generous bedrooms and a modern family bathroom. Just wonderful.

As you make your way out to the garden, you are surrounded by colourful plantings and a manicured lawn with quaint seating areas and delightful flower borders. Perfect for entertaining guests and family. Finished with the detached garage, workshop and a timber constructed garden shed.

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



## FLOORPLAN



## Tofts Road, 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		82 B
69-80	C		
55-68	D	66 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** 1.4m x 1.2m

Entered through a composite door into the hallway. Door to living room and a staircase to the first floor accommodation. Window to the side elevation.

**LIVING ROOM** 3.6m x 4.9m

Bright and spacious, a great space for the family to enjoy. A grounding feature that sets the "mood" is the Adam style fireplace surround housing an open flame fire. Perfect for cold winter evenings.

Finished with a walk in bay window to the front elevation.

**KITCHEN DINER** 2.7m x 4.6m

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Inset electric double oven, five ring gas hob and extraction canopy over. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for a further under counter appliance.

Double opening French doors bridge the gap between the conservatory and the kitchen, to create a space to entertain guests, family or enjoy a moment to yourself.

Door to the under stairs storage cupboard and WC.

**STORAGE** 2.2m x 0.9m

Housing the combination boiler.

**WC** 1.3m x 1m

White two piece suite incorporating a push button WC and a wall mounted wash hand basin with hot and cold water taps.

**CONSERVATORY** 2.8m x 4.4m

Built on a low rise brick wall with a polycarbonate roof and fully double glazed. Perfect place to enjoy the view of the garden.

Double opening French doors to the patio.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** *3.3m x 3.1m*

Window to the front elevation.

**BEDROOM TWO** *3m x 3.1m*

Window to the rear elevation.

**BEDROOM THREE** *2.4m x 2.5m*

Dual aspect with windows to the front and side elevation.

**FAMILY BATHROOM** *1.1m x 2.6m*

White three piece bathroom suite incorporating a bathtub with a shower over and a mixer tap, pedestal wash hand basin with a mixer tap and a push button WC. Decorative ceramic tiles throughout.

Window to the rear elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Low maintenance frontage with a driveway offering ample off street parking and access to the detached garage and rear garden. Enclosed by fencing and evergreen hedging and finished with a gravelled border.

### **DETACHED GARAGE** *4.8m x 3.7m*

Up and over door, power and lighting.

### **WORKSHOP** *2.3m x 3.7m*

Power and lighting.

### **REAR ELEVATION**

Charming and spacious rear garden, fully enclosed by wooden fencing and surrounded by decorative flower borders. Multiple patio and seating areas offer great space to entertain guests and family or relax and enjoy the nature. 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!

