



Beck Lane, Barrow-Upon-Humber, North Lincolnshire

£499,000

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## Key Features

- Grade II Listed Property
- Total Floor Area: 338 Square Metres
- Open Plan Kitchen & Dining Room
- Sitting Room & Living Room
- Utility Room
- Gym & WC
- Seven Bedrooms
- Seven En-Suites
- Ample Driveway
- Private Enclosed Garden













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## DESCRIPTION

A RARE OPPORTUNITY TO OWN THIS IMPRESSIVE GRADE II LISTED RESIDENCE.

As you approach this property, you are greeted by graceful trees adorning the boundaries and evoking the feeling of grandeur. Beautiful Georgian windows and allure of the patina covered bricks invite you to view this captivating property.

This charming residence consists of multiple reception rooms, that include an airy sitting room for those cosy evenings, spacious living room for the full family and a home gym, to keep you fit. While the contemporary open plan kitchen with a dining area and a further reception area, adds a contemporary edge. Adjoining is the utility room and extra storage adding versatility and convenience to this property. Exploring further the property reveals seven bedrooms all with their own en-suites. Not to forget the principal suite benefitting from a walk in wardrobe.

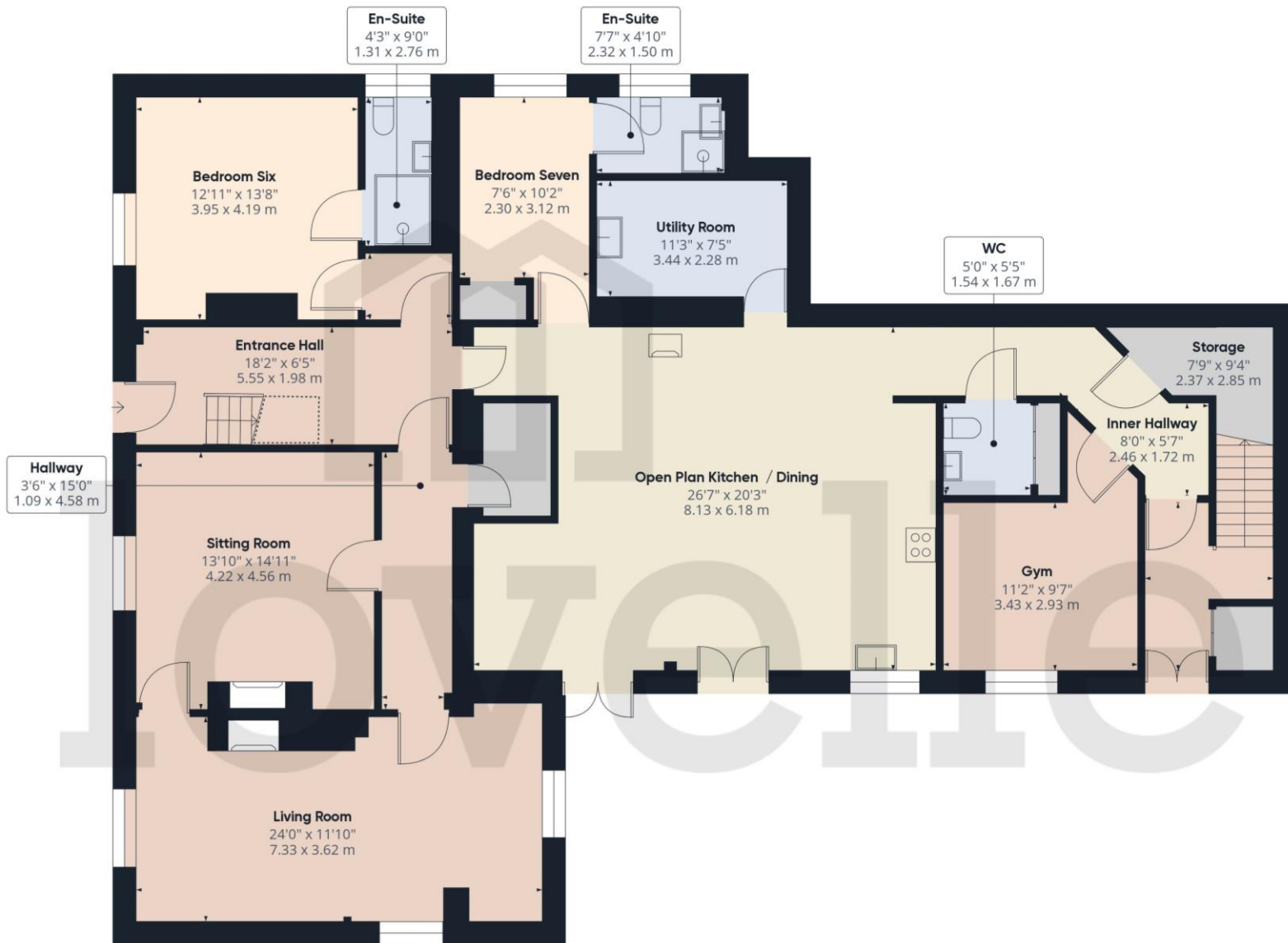
Outside of the property there is an ample driveway offering parking for multiple vehicles. Finished with a delightful fully enclosed garden. Perfect for outdoor entertaining guests and family.

The history and curiosity is beckoning you in to explore this period residence!

So book a viewing now and see it with your own eyes!

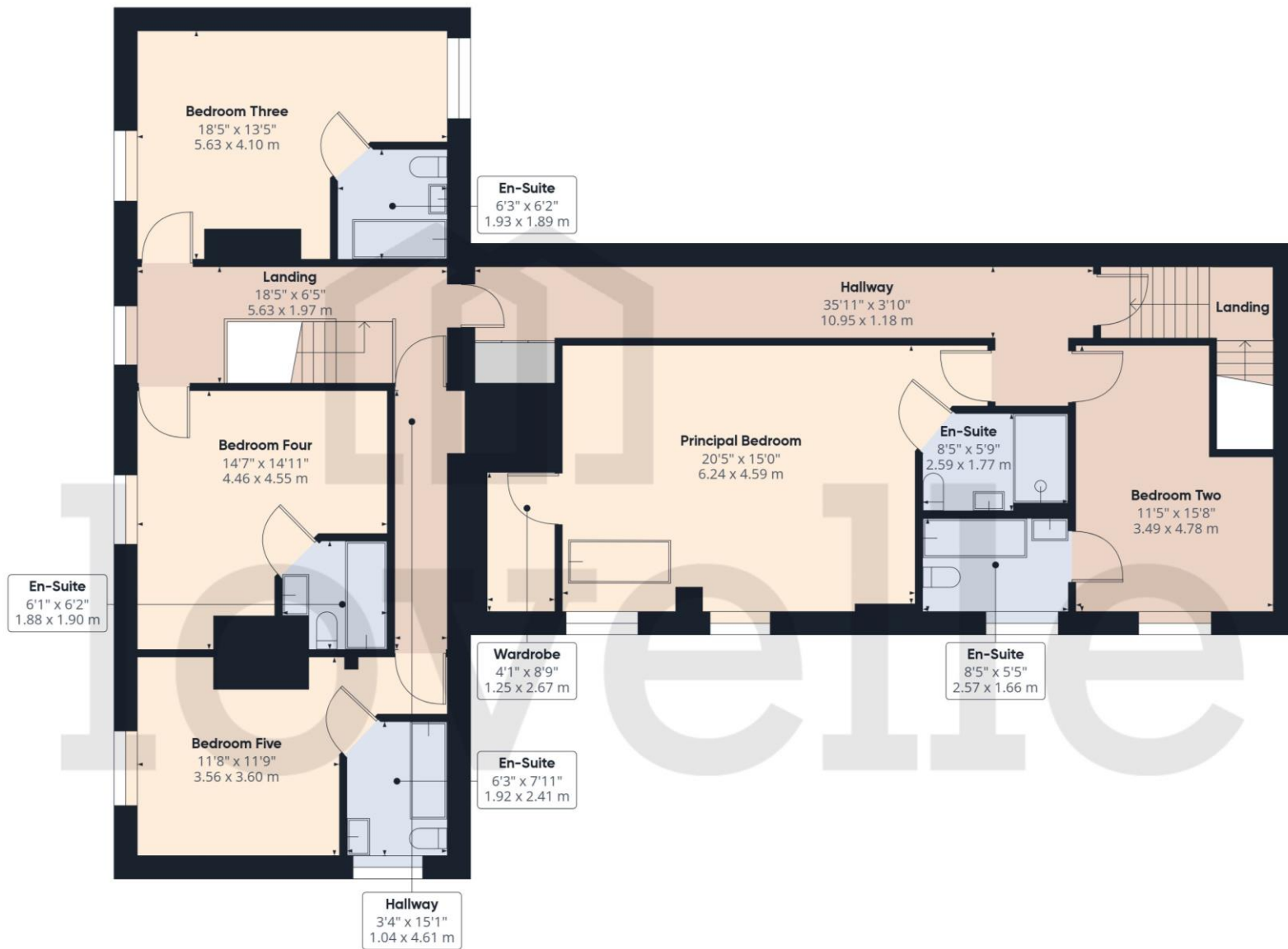


# FLOORPLAN



Ground Floor





Floor 1



## Beck Lane, Barrow-Upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band F

### 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.

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 HALL** *5.5m x 1.9m*

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

**SITTING ROOM** *4.2m x 4.5m*

Bright and quaint room with a feature Adam style fireplace housing a cast iron burner making it perfect for cold winter evenings. Wooden sash window to the front elevation.

**LIVING ROOM** *7.3m x 3.6m*

Spacious room with a cast iron burner for the family to enjoy. Finished with a rustic wooden mantel piece. Wooden sash window to the front elevation and further two wooden windows to the side and rear elevation. Door to the garden.

**OPEN PLAN KITCHEN & DINING ROOM** *8.1m x 6.1m*

**KITCHEN**

Comprehensive range of wall and base units in a dark royal blue finish contrasting oak work surfaces and decorative tiled splash backs. Stainless steel sink and drainer with a mixer tap. Five ring halogen hob with an extraction canopy over, inset double electric ovens and a microwave. Built in fridge freezer and a dishwasher. Finished with a island adding extra space and versatility to the kitchen.

Window to the side elevation.

**DINING AREA**

Generous dining area with two double opening French doors, bridging the gap between the home and the rear garden. Great space to entertain family, guests or enjoy a delicious meal.

Not to forget the rustic wooden beam, adding charm and character to the property.

Finished with a delightful wood stove, enveloping you in a "warm hug".



**UTILITY ROOM** 3.4m x 2.2m

Range of wall and base units with contrasting work surfaces and upstands. Plumbing for a washing machine and space for two further under counter appliances. Stainless steel sink and drainer with a swan neck mixer tap.

**WC** 1.5m x 1.6m

Two piece suite incorporating a push button WC and a vanity wash hand basin. Ceramic tiles throughout and a handy storage cupboard.

**GYM** 3.4m x 2.9m

Window to the side elevation.

**STORAGE** 2.3m x 2.8m

**BEDROOM SIX** 3.9m x 4.1m

Ornate Victorian style fireplace surround housing an electric burner.

Wooden sash window to the front elevation.

**EN-SUITE** 1.3m x 2.7m

Three piece suite incorporating a push button WC, pedestal wash hand basin with a mixer tap and a shower. Ceramic tiles throughout.

Window to the side elevation.

**BEDROOM SEVEN** 2.3m x 3.1m

Window to the side elevation and a built in wardrobe.

**EN-SUITE** 2.3m x 1.5m

Three piece suite incorporating a push button WC, vanity wash hand basin with a mixer tap and a shower cubicle. Ceramic tiles throughout.

Window to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL SUITE**

**PRINCIPAL BEDROOM** *6.2m x 4.5m*

Two windows to the side elevation and a freestanding double ended bathtub with a telephone style shower attachment. Perfect to relax in after a long day.

**WARDROBE** *1.2m x 2.6m*

Clothing rails and shelving.

**EN-SUITE** *2.5m x 1.7m*

Three piece suite incorporating a push button WC, wash hand basin with a mixer tap built into a vanity unit and a walk in shower cubicle with a rain shower over. Ceramic tiles throughout.

**BEDROOM TWO** *3.4m x 4.7m*

Window to the side elevation.

**EN-SUITE** *2.5m x 1.6m*

Three piece suite incorporating a push button WC, wash hand basin with a mixer tap and a bathtub.

Window to the side elevation.

**BEDROOM THREE** *5.6m x 4.1m*

Dual aspect with a wooden sash window to the front elevation and a further window to the rear elevation.

**EN-SUITE** *1.9m x 1.8m*

Three piece suite incorporating a push button WC, pedestal wash hand basin with hot and cold water taps and a bathtub with a mixer tap and shower over. Ceramic tiles throughout.

**BEDROOM FOUR** *4.4m x 4.5m*

Wooden sash window to the front elevation.

**EN-SUITE** *1.8m x 1.9m*

Three piece suite incorporating a push button WC, pedestal wash hand basin with hot and cold water taps and a bathtub with a telephone style shower attachment. Ceramic tiles throughout.

**BEDROOM FIVE** *3.5m x 3.6m*

Wooden sash window to the front elevation.

**EN-SUITE** *1.9m x 2.4m*

Three piece suite incorporating a low flush WC, pedestal wash hand basin with hot and cold water taps and a bathtub with a telephone style shower attachment. Ceramic tiles throughout.

Wooden sash window to the side elevation.



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

Predominantly laid to lawn with mature shrubbery and trees offering privacy from the surrounding properties and the road. Ample gravel driveway offers plenty of parking for multiple vehicles. Gated access to the garden.

**REAR ELEVATION**

Fully enclosed by wooden fencing and brick walls. Perfect to entertain or receive guests while the delightful patio offers great space to relax in.

**LOCATION**

Barrow-upon-Humber is a highly regarded residential village, with local shops, pub, excellent recreational facilities, a pharmacy, garage, garden centre, a Primary School and Churches. Baysgarth coeducational Secondary School, situated in the market town of Barton upon Humber only a short drive away.

