



Graburn Way, Barton-Upon-Humber, North Lincolnshire

Offers over £300,000

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lovelle



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## Key Features

- Total Floor Area:- 118 Square Metres
- Open Plan Kitchen / Living Area
- Elevated Plot
- Living Room
- Utility Room & WC
- Four Bedrooms
- En-Suite & Family Bathroom
- Detached Garage
- Driveway
- Enclosed Rear Garden
- EPC rating C





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## DESCRIPTION

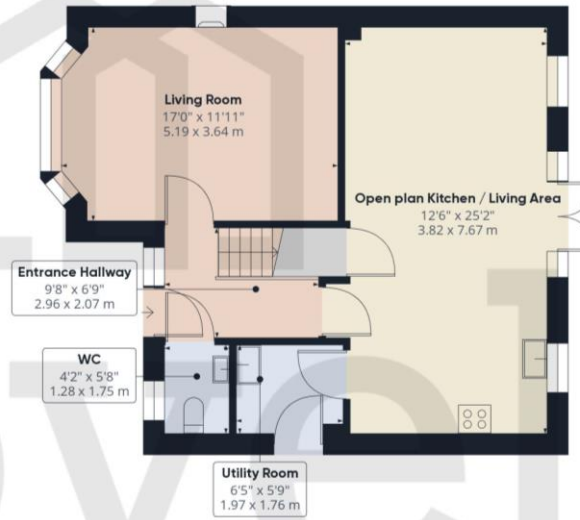
Stood proudly on an elevated plot is this stunning home, presented to an impeccable standard, that would appeal to the modern day buyer or anyone looking for a family home.

Approaching this property you are greeted by a contemporary front garden with a manicured lawn and gravelled borders and a driveway. Once inside, the bright living room invites you in to pause for a moment while the open plan kitchen and living area offers the perfect space for the family to enjoy or entertain guests. Not to forget the handy utility room adding versatility and convenience. As for the first floor, it offers four bedrooms with the principal one having an en-suite shower room and the rest benefitting from a family bathroom. To finish this home is the quaint rear garden with mature trees and shrubbery, grounded by the detached garage.

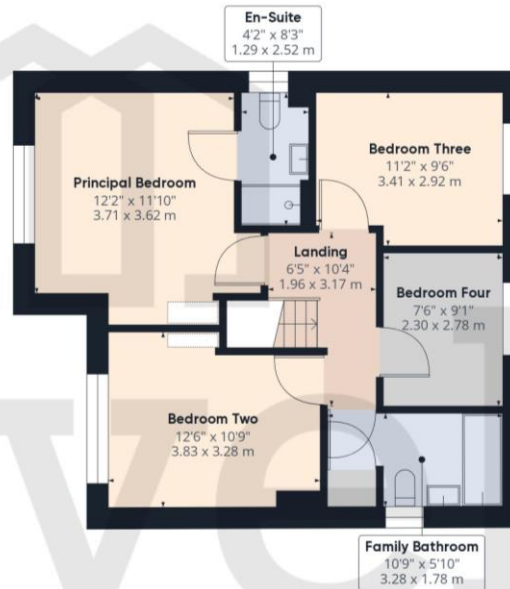
Don't hesitate and book your viewing today!



## FLOORPLAN



Ground Floor



Floor 1



## Graburn Way, 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	75 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** 2.9m x 2m

Entered through a composite door into the hallway with doors to all principal rooms and a staircase to the first floor accommodation.  
Window to the front elevation.

**LIVING ROOM** 5.1m x 3.6m

Bright and airy room with a walk in bay window to the front elevation and an Adam style fireplace surround housing a living flame fire, perfect for those cold winter evenings.

**WC** 1.2m x 1.7m

White two piece suite incorporating a push button WC and a wall mounted wash hand basin with a mixer tap.  
Window to the front elevation.



**OPEN PLAN KITCHEN / LIVING AREA** 3.8m x 7.6m:

**KITCHEN**

Range of wall and base units in an oak finish with contrasting quartz work surfaces and upstands. Inset electric oven, microwave and a four ring gas hob with an extraction canopy over. Built in dishwasher and a fridge freezer. Inset one and a half bowl stainless steel sink and drainer with a swan neck mixer tap.

Window to the rear elevation and a door to the utility room.

**DINING AREA**

Delightful dining area with sliding patio doors with views of the rear garden, bridging the gap between indoors and outdoors. Perfect space for entertaining or family meals.

Finished with a handy under stairs storage cupboard.

**LIVING AREA**

Flooded with light thanks to the window to the rear elevation, great space to relax in or unwind after a long day and enjoy the views of the rear garden.

**UTILITY ROOM** 1.9m x 1.7m

Range of wall and base units with a contrasting quartz work surface. Stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine, space for a tumble dryer and housing for the boiler.

Half glazed composite door to the side elevation.

**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.7m x 3.6m

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

**EN-SUITE** 1.2m x 2.5m

White three piece suite incorporating a walk in shower cubicle with a shower over, push button WC and a wall mounted vanity wash hand basin with a mixer tap. Decorative ceramic tiles to the wet areas and a chrome effect towel rail radiator.

Window to the side elevation.

**BEDROOM TWO** 3.8m x 3.2m

Window to the front elevation.

**BEDROOM THREE** 3.4m x 2.9m

Window to the rear elevation.

**BEDROOM FOUR** 2.3m x 2.7m

Window to the rear elevation.

**FAMILY BATHROOM** 3.2m x 1.7m

White three piece suite incorporating a bathtub with a mixer tap and a shower attachment, push button WC and a wall mounted wash hand basin. Decorative ceramic tiles to the wet areas and a chrome effect towel rail radiator.

Window to the side elevation and an airing cupboard.

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

Low maintenance front garden with an evergreen hedge, gravelled borders and a manicured lawn. To the side of the property is a driveway, leading to the detached garage and the rear garden. Off street parking for multiple vehicles.

**DETACHED GARAGE 5.8m x 2.9m**

Up and over door, power and lighting.

**REAR ELEVATION**

Fully enclosed rear garden, predominantly laid to lawn and finished with a patio area, perfect for outdoor entertaining. Gated access to the driveway and garage.

**GREENBELT CHARGE**

This property is subject to a Greenbelt charge which we currently believe is set at £251.37 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!

