



Canberra View, Barton-Upon-Humber, North Lincolnshire
Offers over £235,000





KEY FEATURES

- Total Floor Area:- 115 Square Metres
- Prime Location
- Lounge Diner
- Kitchen
- Bathroom, En-suite and WC
- Three Storey
- Four Bedrooms
- Driveway
- Enclosed South Facing Rear Garden
- Garage
- EPC rating B

DESCRIPTION

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

Hiding away at the heart of the development is this wonderful four bedroom house. This home offers tastefully styled accommodation that would appeal to the modern day family buyer. As you approach this deceptively spacious property, you are greeted by a lovely front garden, clean and simple, with plenty of parking which leads to the garage. Once you step inside, the charming hallway invites you to explore deeper. The hallway has doors to the lounge diner, kitchen, WC and stairs to the first floor accommodation. To the first floor, there are three bedrooms and a family bathroom, while the second floor features the principal bedroom with its own en-suite. Externally having a fully enclosed, south facing, rear garden.

Book your viewing today!

PARTICULARS OF SALE

ENTRANCE

Entered through a UPVC door into the hallway. The hallway has a door to the kitchen, lounge diner, WC and stairs to the first floor accommodation.

LOUNGE DINER

6.31m x 3.35m

Window and French doors to the rear garden.

KITCHEN

3.15m x 2.92m

Range of wall and base units with contrasting work surfaces. Inset electric oven and four ring gas hob with extraction canopy over. Integral dishwasher and washing machine. Stainless steel one and a half bowl sink with mixer tap. Window to the front elevation.

WC

1.82m x 1.06m

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

FIRST FLOOR ACCOMMODATION

BEDROOM TWO

3.35m x 3.32m

Window to the rear elevation.

BEDROOM THREE

3.28m x 2.98m

Window to the front elevation.

BEDROOM FOUR

2.88m x 2.44m

Window to the rear elevation.

FAMILY BATHROOM

1.98m x 1.74m

Three piece suite incorporating a push button WC, pedestal wash hand basin with mixer tap and a bath tub with shower over.

Window to the side elevation.



SECOND FLOOR ACCOMMODATION

BEDROOM ONE

5.04m x 4.96m

Two Velux style windows to the rear elevation.

EN-SUITE

1.88m x 1.84m

Three piece suite incorporating a push button WC, pedestal wash hand basin with mixer tap and shower cubicle. Velux style window to the rear elevation.

OUTSIDE THE PROPERTY

FRONT ELEVATION

Laid to lawn with a block paved driveway to the side of the property leading to the garage.

REAR ELEVATION

Enclosed garden, predominantly laid to lawn with patio area.

GARAGE

Roller door to the front elevation. Power and lighting.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

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.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

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 01652 636587 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

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.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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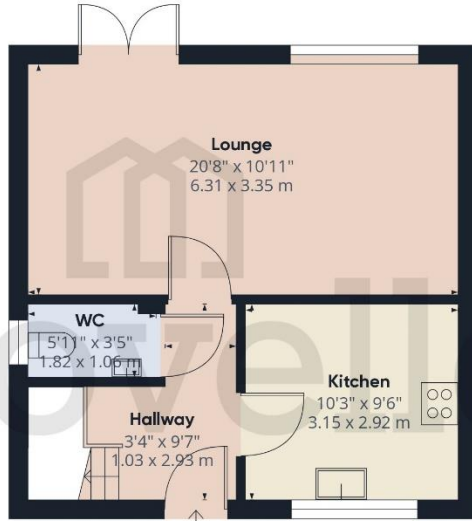
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

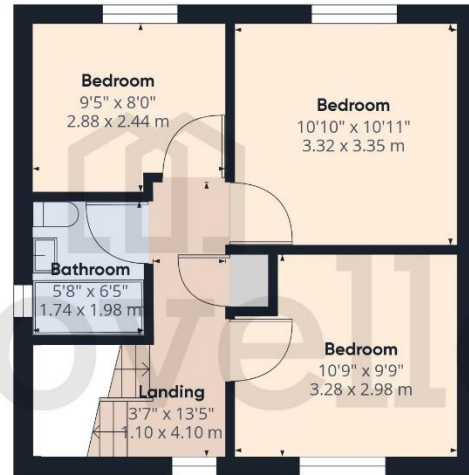


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

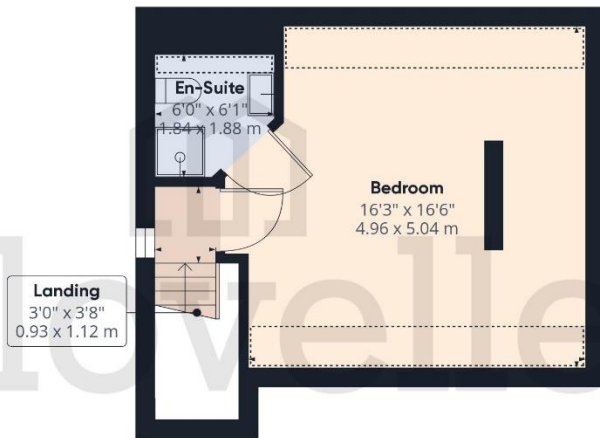
FLOOR PLANS



Ground Floor



Floor 1



Floor 2

MAP

