



Tofts Road, Barton-upon-Humber, North Lincolnshire

Offers over £175,000





## Key Features

- Total Floor Area:- 86 Square Metres
- Living Room
- Kitchen Diner
- Downstairs WC
- Gym
- Three Bedrooms
- Family Bathroom
- Detached Garage
- Driveway
- Fully Enclosed Rear Garden
- EPC rating D





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## DESCRIPTION

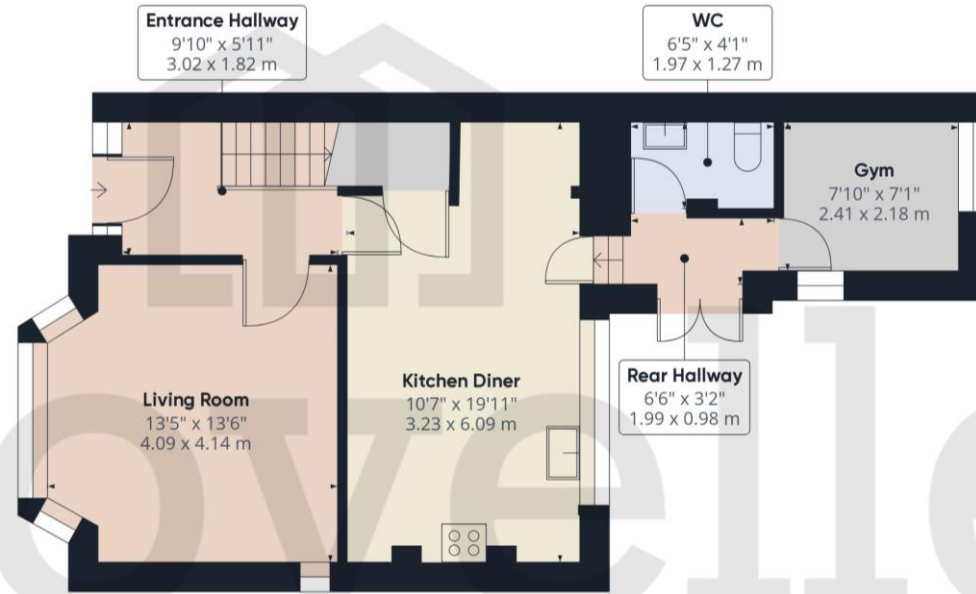
This semi detached three bedroom home, featuring a unique mix of comfort and style, is on the market looking for someone to add their own personal touch.

As you approach this property, you are greeted by a spacious front garden and a driveway with plenty of parking. Once you step inside, the bright hallway invites to explore deeper. The door to the right takes you to the the living room - cascading with light, perfect for those tranquil mornings with family or receiving friends and guests. Straight on - a fully equipped kitchen diner with adjacent WC and a home gym. While the the first floor offers three bedrooms with a stylish bathroom. By the time you have finished admiring this home, you find yourself in the rear garden with a patio area and a further decking area and a substantial lawn, ideal for outdoor entertaining.

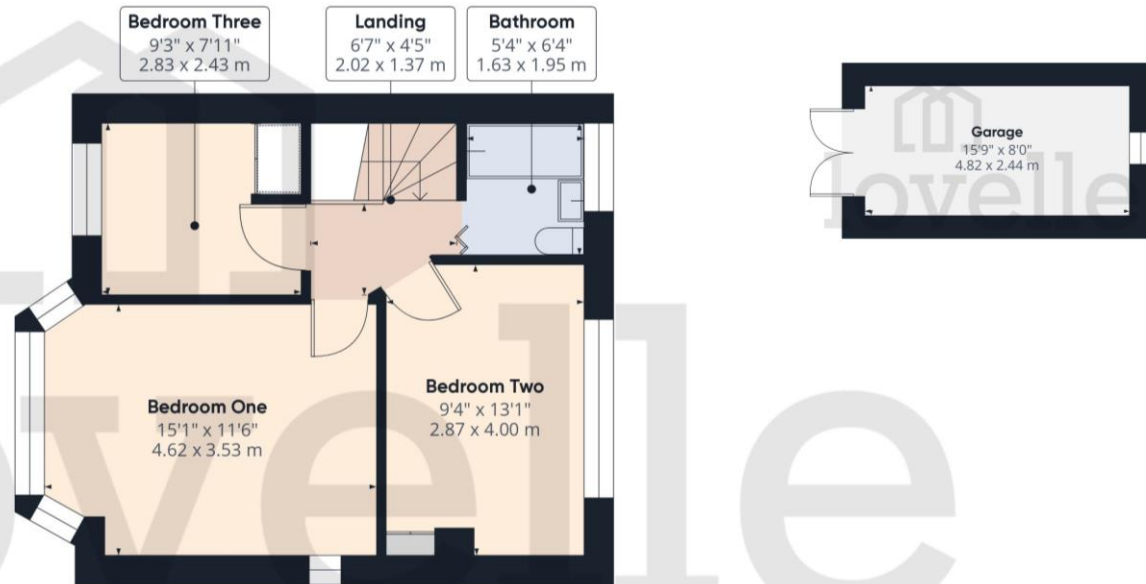
Book a viewing today!



## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1

## 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		84 B
69-80	C		
55-68	D	64 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** 3m x 1.8m

Entered through a UPVC door with sidelights into the hallway. Doors to all principal rooms and a staircase taking you up to the first floor accommodation.

**LIVING ROOM** 4m x 4.1m

Bright and airy room with a walk in bay window to the front elevation and a further window to the side elevation. Great space for the family to enjoy.

**KITCHEN DINER** 3.2m x 6m

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Black composite sink and drainer with a swan neck mixer tap. Plumbing for a dishwasher, washing machine, tumble dryer and space for a tall fridge freezer. Inset electric oven with a four ring gas hob and extraction canopy over. Window to the rear elevation and a door to the WC and home gym. Finished with a dining area.

**WC** 1.9m x 1.2m

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap.

**GYM** 2.4m x 2.1m

Windows to the rear and side elevation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** *4.6m x 3.5m*

Walk in bay window to the front elevation and a further window to the side elevation.

**BEDROOM TWO** *2.8m x 4m*

Window to the rear elevation and a storage cupboard.

**BEDROOM THREE** *2.8m x 2.4m*

Window to the front elevation and a storage cupboard.

**FAMILY BATHROOM** *1.6m x 1.9m*

Three piece suite incorporating a bathtub with an electric shower over, vanity wash hand wash basin with a mixer tap and a push button WC. Window to the rear elevation and decorative tiles throughout.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Simple and clean front garden with a manicured lawn and a driveway offering off street parking and access to the garage. While the evergreen hedging offers privacy from the road.

### **DETACHED GARAGE 4.8m x 2.4m**

Double opening wooden doors.

### **REAR ELEVATION**

A substantial rear garden, fully enclosed by fencing. Predominantly laid to lawn with a patio area and a further decking area, perfect for outdoor entertaining family and friends, or to enjoy a moment in the garden. Finished with a garden shed for extra storage.

## **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!

