



Ramblers Lane, Barton-upon-Humber, North Lincolnshire

£300,000





lovelle

## Key Features

- Total Floor Area: 122 Square Metres
- Kitchen Diner
- Sunroom
- Lounge
- Utility Room & WC
- Four Bedrooms
- Bathroom & En-Suite
- Enclosed Rear Garden
- Integral Garage
- Driveway
- EPC rating C





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## DESCRIPTION

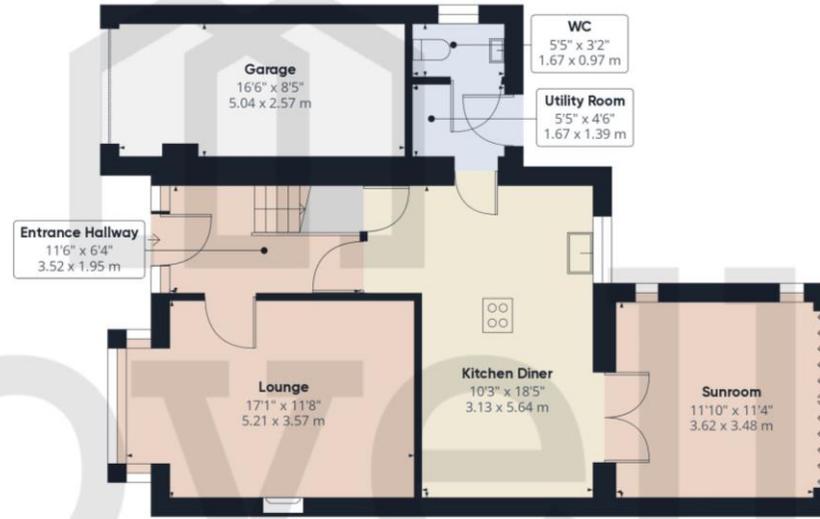
Step into this fabulous four bedroom home, superbly located with all your everyday needs within a short distance from town centre.

As you enter, the ground floor invites you into a spacious lounge, where an Inglenook brick fireplace radiates warmth and hospitality for your family and friends. Further on, the modern kitchen diner is perfectly offset by the contemporary sunroom, making it the perfect space for family to enjoy. While the utility room and WC add functionality to the ground floor. As you make your way to the first floor you are presented by four bedrooms. With the principal bedroom having its own en-suite and the rest a family bathroom. Not to forget the versatile study or perhaps a home office. And finally the rear garden, clean and simple, and low maintenance. Perfect to entertain friends and family or to enjoy a moment to yourself.

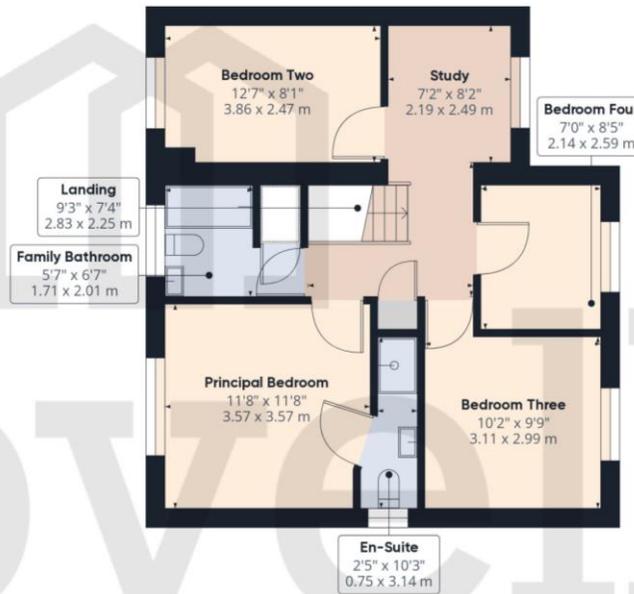
Do not hesitate and book a viewing today!



## FLOORPLAN



Ground Floor



Floor 1

## Ramblers Lane, 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		86 B
69-80	C	77 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.

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**ENTRANCE** 3.5m x 1.9m

Entered through a composite door with side lights into the hallway. Doors to lounge, kitchen diner and a staircase to the first floor accommodation.

**LOUNGE** 5.2m x 3.5m

Bright and airy room with a walk in bay window and a feature brick Inglenook fireplace, finished with a rustic wooden mantelpiece and housing a multi fuel burner. An impressive feature, making it feel cosy.

Perfect for cold winter evenings.

**KITCHEN DINER** 3.1m x 5.6m

Range of wall and base units in a pale grey finish with contrasting work surfaces and decorative tiled splash backs. Inset stainless steel sink and drainer with a swan neck mixer tap. Built in dishwasher, wine fridge and space for an American style fridge freezer. Inset electric oven, microwave and a five ring gas hob with extraction canopy over. Not to forget the kitchen island adding extra storage space to the kitchen.

Finished with a breakfast bar area.

Window to the rear elevation and doors to the sunroom and the utility areas.

**SUNROOM** 3.6m x 3.4m

Bifold doors to the patio area bridge the gap between inside and outdoors, making it perfect to enjoy it with friends, family or on your own.

Two windows to the side elevation and finished with a roof lantern, flooding the room with light.

**UTILITY ROOM** 1.6m x 1.3m

Minimal range of wall units in a pale grey finish with a contrasting work surface and decorative tiled splash back. Plumbing for a washing machine and space for a tumble dryer.

Half glazed UPVc door to the rear elevation.

**WC** 1.6m x 0.9m

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

Window to the side elevation.

**FIRST FLOOR ACCOMMODATION:**

**LANDING / STUDY** *2.1m x 2.4m*

Window to the rear elevation flooding it with light. Perfect for a home office or a study.

**PRINCIPAL BEDROOM** *3.5m x 3.5m*

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

**EN-SUITE** *0.7m x 3.1m*

Three piece suite incorporating a push button WC, vanity wash hand basin and a shower cubicle with rain shower over.

Ceramic tiles to the wet areas.

Window to the side elevation.

**BEDROOM TWO** *3.8m x 2.4m*

Window to the front elevation.

**BEDROOM THREE** *3.1m x 2.9m*

Window to the rear elevation.

**BEDROOM FOUR** *2.1m x 2.5m*

Window to the rear elevation.

**FAMILY BATHROOM** *1.7m x 2m*

Three piece bathroom suite incorporating a bathtub with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Ceramic tiles to the wet areas and a built in storage cupboard.

Window to the front elevation.

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

Predominantly laid to lawn with a block paved driveway offering ample off street parking and access to the integral garage. Gated access to the rear of the property.

**INTEGRAL GARAGE *5m x 2.5m***

Up and over door, power and lighting.

**REAR ELEVATION**

Private rear garden and fully enclosed by wooden fencing. Fully paved making it low maintenance, perfect for outdoor entertaining friends and family. Mature shrubbery and plantings adorn the boundary. Finished with 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!

