



Wold Road, Barrow-upon-Humber, North Lincolnshire

Offers over £360,000





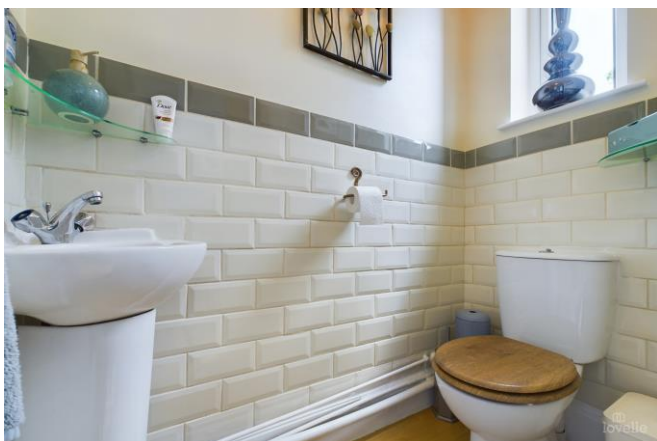
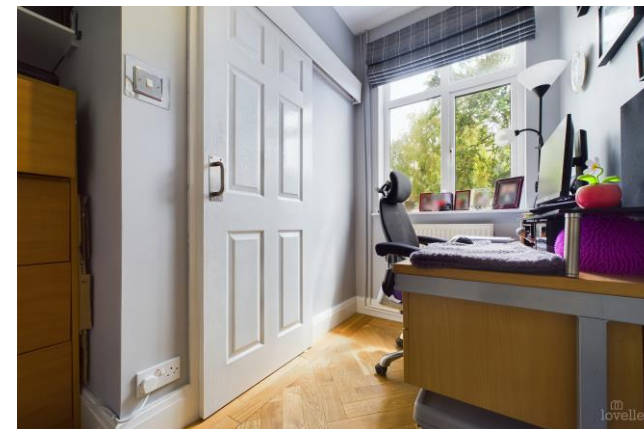


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## Key Features

- Total Floor Area: 145 Square Metres
- Plot Size 0.2 Acres
- Kitchen Diner
- Lounge & Sitting Room
- Office & Conservatory
- Four Bedrooms
- Family Bathroom & WC
- Enclosed Rear Garden & Summer House
- Driveway & Garage
- EPC rating D









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## DESCRIPTION

Situated in the sought after village of Barrow-upon-Humber is this family home. Offering generous accommodation over two floors with a substantial garden, makes this a perfect home for a family or someone looking to escape the busy city lifestyle.

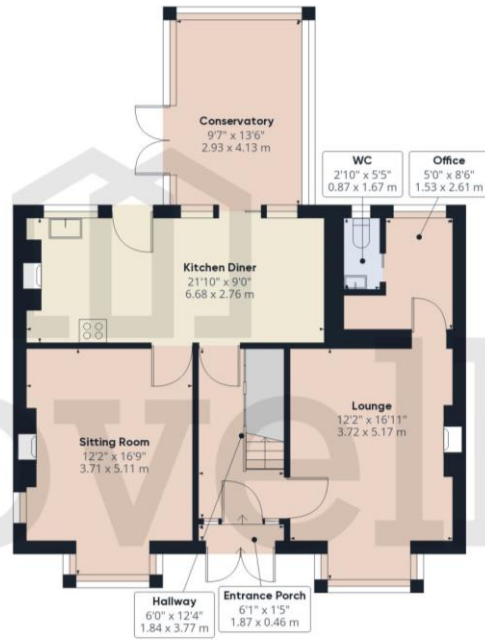
This home has been loved by the current owners and this generously proportioned accommodation includes four bedrooms, with a fabulous boutique style bathroom. The sizeable country-style kitchen with its adjoining conservatory, enjoy views over the delightful rear garden. While the sitting room and lounge offer great places to relax or entertain guests. Further on the office makes it perfect to work from home.

To finish off this delightful home is the rear garden, separated into multiple "garden rooms" and with its very own summer house.

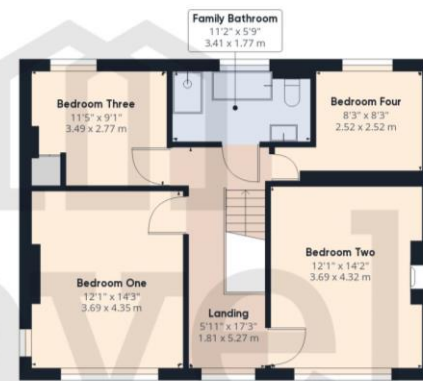
VIEWING HIGHLY RECOMMENDED!



# FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1





## Wold Road, Barrow-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band C

### 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		81 B
69-80	C		
55-68	D	59 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** 1.8m x 3.77m

Entered through double opening UPVC doors into the porch, ornate wooden door leading into the hallway.  
Doors to all principal rooms and a staircase leading to the first floor accommodation.  
Finished with a handy under stairs cupboard.

**LOUNGE** 3.7m x 5.1m

Bright and airy lounge with a feature wooden Adam style fireplace surround, housing an open grate fire with decorative tile inserts.  
Walk in bay window to the front elevation and a door to the office.

**OFFICE** 1.5m x 2.6m

Window to the rear elevation and a door to WC, storage shelving.

**WC** 0.8m x 1.6m

Two piece suite incorporating a push button WC and a corner fitted pedestal wash hand basin. Window to the rear elevation and decorative ceramic tiles to the walls.



**KITCHEN DINER** *6.6m x 2.7m*

Comprehensive range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Composite sink and drainer with a swan neck mixer tap. Inset electric double oven and microwave, four ring halogen hob with extraction canopy over. Plumbing for a washing machine and a space for a tall fridge freezer. Finished with a delightful multifuel burner housed within a wooden Adam style fireplace surround. Two windows to the rear elevation, sliding patio doors to the conservatory and a door to the sitting room.

**SITTING ROOM** *3.7m x 5.1m*

Bright room with a feature open grate fire with decorative tiled inserts and a rustic wooden fireplace surround. Dual aspect with a walk in bay window to the front elevation and a further window to the side elevation.

**CONSERVATORY** *2.9m x 4.1m*

Constructed on a low rise brick wall with a polycarbonate roof. Double French doors to the rear garden.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** *3.6m x 4.3m*

Dual aspect with a "picture" window to the front elevation and a further window to the side elevation.

**BEDROOM TWO** *3.6m x 4.3m*

Fitted bedroom furniture incorporating multiple wardrobes and shelving. "Picture" window to the front elevation.

**BEDROOM THREE** *3.4m x 2.7m*

Window to the rear elevation and a handy built in storage cupboard.

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

Fitted sliding door wardrobes and a window to the rear elevation.

**FAMILY BATHROOM** *3.4m x 1.7m*

Boutique style bathroom suite incorporating a freestanding claw-foot bathtub, shower cubicle with an electric shower over, low flush WC and a pedestal wash hand basin.

Chrome effect towel rail radiator and a window to the rear elevation.



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

Private front garden, enclosed by mature trees and shrubbery, predominantly laid to lawn with colourful plantings. Driveway to the side of the property offers ample off street parking and access to the garage.

**GARAGE** *2.6m x 5.1m*

Up and over door, power and lighting.

**REAR ELEVATION**

Substantial rear garden with multiple "garden rooms" and an orchard, fully enclosed by an evergreen hedge. Predominantly laid to lawn with a delightful patio area and a walk way leading to the summer house. Mature trees and fruit trees offer privacy from the surrounding properties and a feeling of calm.

**SUMMER HOUSE** *4.7m x 3.4m*

Wooden constructed summer house with power and lighting. Perfect to entertain guests and family or enjoy a quiet moment to yourself.

**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.



