



Town Street, Barrow-upon-Humber, North Lincolnshire

£625,000

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lovelle





## Key Features

- Total Floor Area: 331 Square Metres
- Exquisite Open Plan Kitchen / Living / Dining
- Lounge & Office
- Utility Room & WC
- Principal Suite with Dressing Room & En-Suite
- Five Double Bedrooms & Two Bathrooms
- Enclosed Rear Garden & Summer House
- Double Detached Garage
- Underfloor Heating to the Ground Floor
- EPC rating C









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## DESCRIPTION

A breathtaking detached family home, situated close to the centre of the highly sought after village of Barrow upon Humber. Offering luxurious, stunning accommodation over three floors, creating an exquisite home, perfect for entertaining and ready to move into!

A sweeping driveway welcomes you as you approach this property. Once inside the entrance hall acts as a grounding feature to this home. Exploring deeper, the property reveals many contemporary features throughout. There is an exquisite open plan kitchen, dining, living space with adjacent utility room. A superb lounge with a grand Victorian style fireplace. Even further there is an office, cloakroom WC. As you make your way to the first floor accommodations, a principal suite welcomes you, incorporating a double bedroom with adjoining dressing room and an en-suite. Further there are, two more double bedrooms and a four piece family bathroom. In addition, two further double bedrooms and a four piece bathroom located on the second floor.

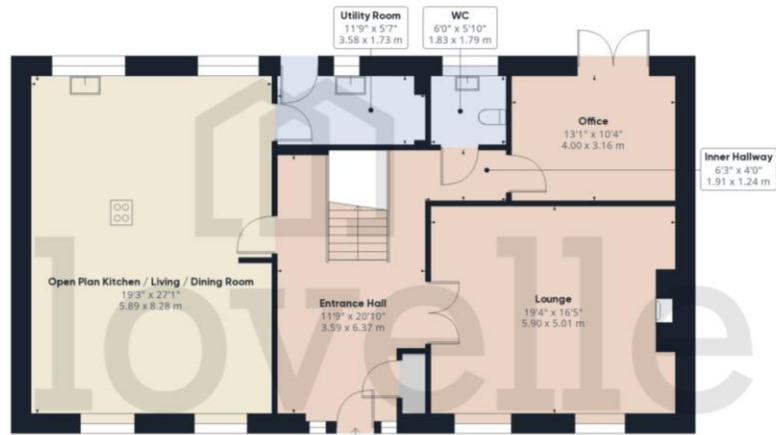
Once you have finished admiring this grand home, you find yourself in the rear garden. A beautiful space with a summer house, perfect to entertain guests and family. Finished with a double detached garage and gated access to the rear of the property.

Permitted development for a one bedroom self contained annexe.

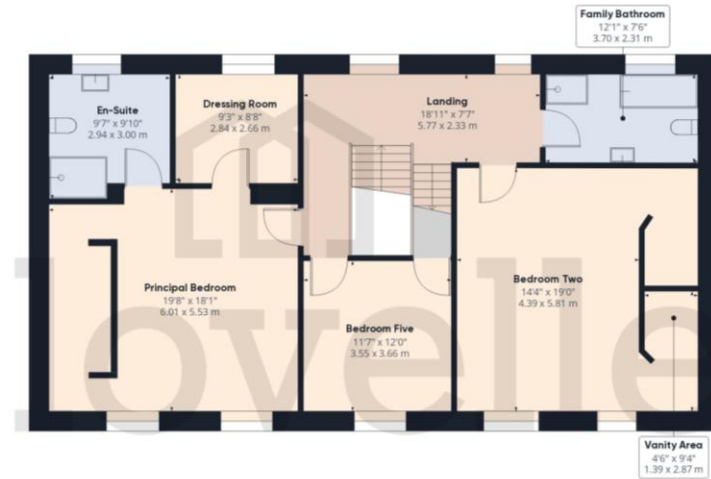
Do not miss this opportunity to acquire such a prestigious family home!



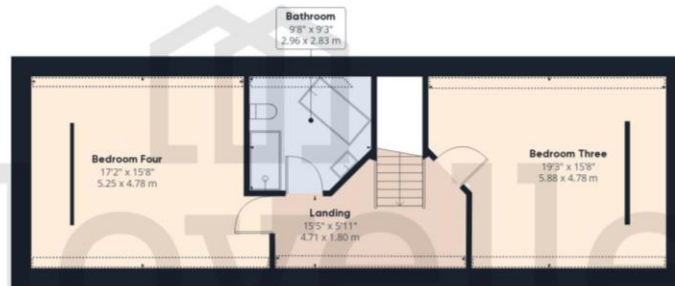
# FLOORPLAN



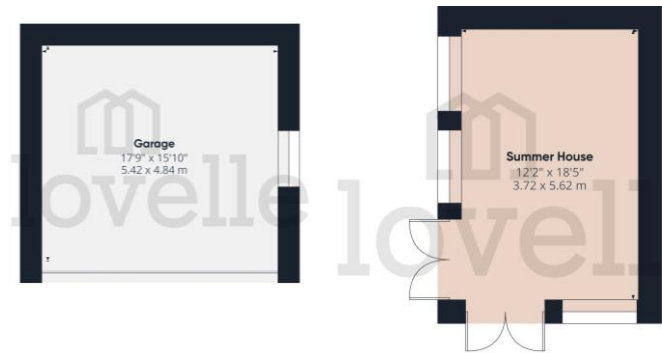
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1





## Town Street, Barrow-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band G

### 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	80 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 HALL** 3.5m x 6.3m

Entered through a composite door with sidelights into the entrance hall. Doors to all principal rooms and a grand staircase, with glass inserts, taking you to further accommodations. Finished with a handy storage cupboard.

**LOUNGE** 5.9m x 5m

Bright and airy room with a spectacular, cast iron, Victorian style fireplace. A grounding feature of this space. Two sash windows to the front elevation.

**OFFICE** 4m x 3.1m

Double opening French doors to the rear garden, overlooking the delightful summer house, and decorative panelling to the walls.

**WC** 1.8m x 1.9m

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

**OPEN PLAN KITCHEN / LIVING / DINING:** 5.8m x 8.2m:

Bespoke fitted range of wall and base units in a gloss grey finish with contrasting work surfaces and upstands. Two inset eye level electric ovens and a warming drawer. An island housing a multi zone AEG induction extractor hob, finished with a breakfast bar area and pop up electrical outlets and USB ports. Integral stainless steel sink with a swan neck mixer tap, dishwasher and a fridge freezer. Finished with a delightful pantry

Further on there is a bright and open dining area with feature wall panelling, adding a contemporary edge to the property, and a quaint living area for the full family to enjoy or to receive and entertain guests in.

Dual aspect with two sash windows to the front elevation and two windows to the rear elevation and a door to the utility room.

**UTILITY ROOM** 3.5m x 1.7m

Range of wall and base units in a dove grey finish with contrasting quartz work surfaces and upstands. Integral stainless steel sink with a mixer tap and plumbing for a washing machine and space for a tumble dryer. Housing for the boiler and a window and a half glazed door to the rear elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL SUITE:**

**BEDROOM** *6m x 5.5m*

Spacious bedroom with built in "hidden" wardrobes and adjoining dressing room and en-suite.

Two sash windows to the front elevation.

**DRESSING ROOM** *2.8m x 2.6m*

Hanging rails and storage shelving with a vanity area.

Window to the rear elevation.

**EN-SUITE** *2.9m x 3m*

White three piece suite incorporating a double walk in shower cubicle with a rain shower over, push button WC and a vanity sink with a mixer tap.

Chrome towel rail radiator and decorative ceramic tiles throughout.

Window to the rear elevation.

**BEDROOM TWO** *4.3m x 5.8m*

Spacious room with built in "hidden" storage cupboards and a vanity area.

Two sash windows to the front elevation.

**VANITY AREA** *1.3m x 2.8m*

**BEDROOM FIVE** *3.5m x 3.6m*

Sash window to the front elevation and an under stairs storage cupboard.

**FAMILY BATHROOM** *3.7m x 2.3m*

White four piece boutique style bathroom suite incorporating a double ended bathtub with a mixer tap and a shower attachment, double walk in shower cubicle with a rain shower over, push button WC and a vanity sink with a mixer tap. Anthracite effect towel rail radiator and decorative ceramic tiles throughout.

Window to the rear elevation.

**SECOND FLOOR ACCOMMODATION:**

**BEDROOM THREE** *5.8m x 4.7m*

Built in "hidden" storage cupboards with further eaves storage.  
Four roof windows to the rear elevation.

**BEDROOM FOUR** *5.2m x 4.7m*

Built in "hidden" storage cupboards with further eaves storage.  
Four roof windows to the rear elevation.

**BATHROOM** *2.9m x 2.8m*

White four piece boutique style bathroom suite incorporating a double ended bathtub with a mixer tap, double walk in shower cubicle with a rain shower over, push button WC and a vanity sink with a mixer tap. Chrome effect towel rail radiator and decorative ceramic tiles throughout.  
Window to the rear elevation.



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

Sprawling frontage with a sweeping horseshoe driveway and decorative flower borders. Enclosed by a decorative brick wall with gated access to the rear garden and detached garage.

**SIDE ELEVATION**

Clean and simple, predominantly laid to gravel with a block paved patio area.

**DOUBLE DETACHED GARAGE 5.4 x 4.8m**

Automatic up and over door, power and lighting.

**REAR ELEVATION**

Fully enclosed rear garden. Adorned by mature trees and shrubbery creating a sense of privacy. Mainly laid with artificial lawn and block paved pathways and a patio area.

Not to forget the stunning summer house, perfect space to entertain guests and family or enjoy a moment to yourself.

**SUMMER HOUSE 3.7m x 5.6m**

Timber construction, power and lighting and fully insulated to preserve heat.

**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.

