



Heron Way, Barton-upon-Humber, North Lincolnshire

£345,000





lovelle

Key Features

- Total Floor Area:- 196 Square Metres
- Family Kitchen
- Dining Room & Lounge
- Studio & Office
- Utility Room & WC
- Sixs Bedrooms
- Family Bathroom & En-Suite
- Driveway
- Terrace
- Enclosed Rear Garden
- EPC rating A





DESCRIPTION

Tucked away on a quiet cul-de-sac with views of the Humber Bridge, presented to an impeccable standard, is this six bedroom family home.

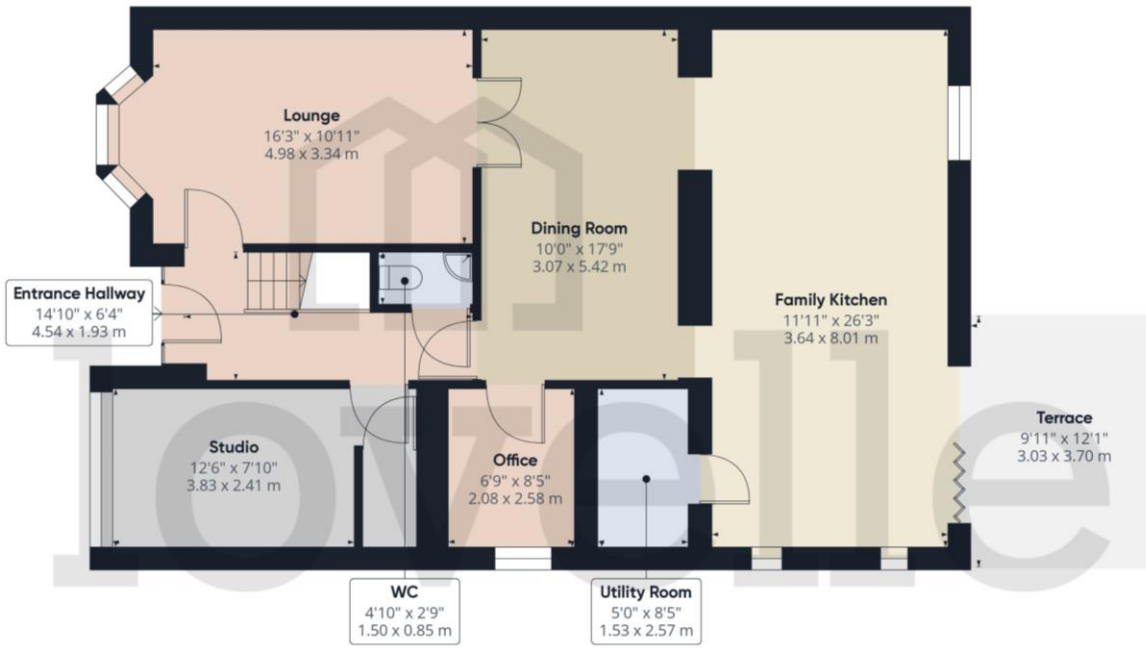
Approaching this property you are greeted by a welcoming front garden with a delightful lawn and a spacious driveway. Once inside, the bright lounge invites you to pause for a moment and enjoy the log burner, while the family kitchen and dining room offer the perfect space for the family to enjoy or entertain guests. Not to forget the handy utility room and downstairs WC adding versatility and convenience. Continuing, the first floor offers four bedrooms with the principal one having an en-suite shower room and the rest benefitting from a family bathroom. While the second floor offers two further bedrooms.

To finish this home is the quaint rear garden. Fully enclosed and adorned with mature trees and shrubbery and a delightful terrace to enjoy the garden from.

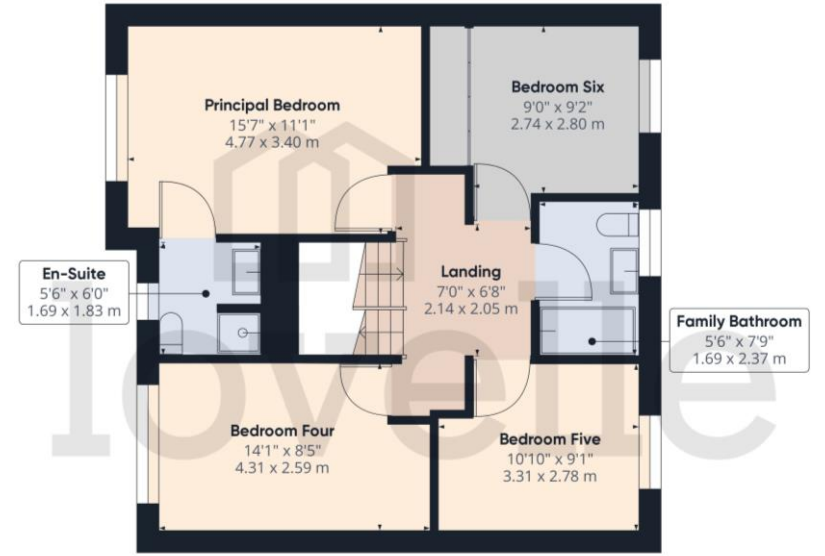
Don't hesitate and book your viewing today.



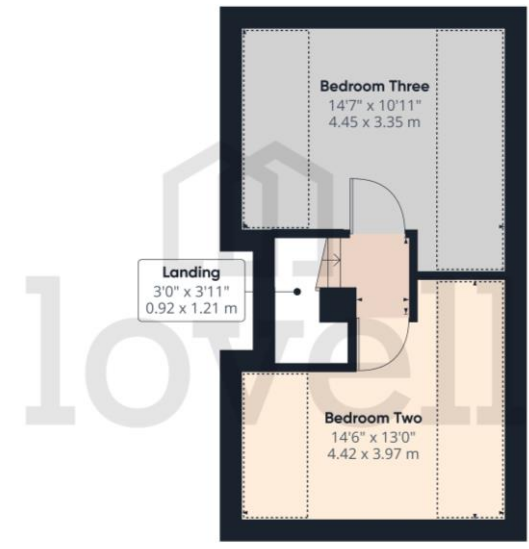
FLOORPLAN



Ground Floor



Floor 1



Floor 2

Heron Way, 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	92 A	92 A
81-91	B		
69-80	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.

Follow us on:



ENTRANCE 4.5m x 1.9m

Entered through a composite door with sidelights into the hallway with doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE 4.9m x 3.3m

Bright and airy room with a walk in bay window to the front elevation and a feature cast iron log burner, perfect for those cold winter evenings. Double opening doors to the dining room

DINING ROOM 3m x 5.4m

Delightful dining area with an archway to the family kitchen. Perfect space for entertaining or family meals.

FAMILY KITCHEN 3.6m x 8m

Comprehensive range of wall and base units in a white finish with contrasting quartz work surfaces and upstands. Inset double electric oven and a further convection oven, five ring induction hob with an extraction canopy over and a wine cooler. Built in dishwasher and space for an American style fridge freezer. Inset one and a half bowl stainless steel sink and drainer with a swan neck mixer tap.

Window to the rear elevation.

Finished with a charming sitting area with windows to the side elevation and bifold doors taking you to the terrace and rear garden. Great space to relax in or unwind after a long day.

Door to the utility room.

UTILITY ROOM *1.5m x 2.5m*

Range of base units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer.
Storage shelving.

STUDIO *3.8m x 2.4m*

Window to the front elevation and a handy storage cupboard.

OFFICE *2m x 2.5m*

Window to the side elevation.

WC *1.5m x 0.8m*

White two piece suite incorporating a push button WC and a wall mounted wash hand basin with a mixer tap.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 4.7m x 3.4m

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

EN-SUITE 1.6m x 1.8m

White three piece suite incorporating a shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative ceramic tiles to the wet areas and a chrome effect towel rail radiator.

Window to the front elevation.

BEDROOM FOUR 4.3m x 2.5m

Window to the front elevation.

BEDROOM FIVE 3.3m x 2.7m

Window to the rear elevation.

BEDROOM SIX 2.7m x 2.8m

Multiple fitted wardrobes.

Window to the rear elevation.

FAMILY BATHROOM 1.6m x 2.3m

White three piece suite incorporating a bathtub with a mixer tap and a rain shower over, push button WC and a vanity wash hand basin. Decorative ceramic tiles to the wet areas and a chrome effect towel rail radiator.

Window to the rear elevation.

SECOND FLOOR ACCOMMODATION:**BEDROOM TWO** *4.4m x 3.9m*

Roof window to the rear elevation.

BEDROOM THREE *4.4m x 3.3m*

Roof window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Spacious front garden with a manicured lawn and decorative plantings. Block paved driveway to the side of the property offering ample off street parking for multiple vehicles.

REAR ELEVATION

Fully enclosed rear garden, predominantly laid to lawn with a patio area and a delightful terrace with a pergola, perfect for outdoor entertaining. Finished with mature trees and shrubbery, offering privacy from the surrounding properties.

Gated side access to the driveway and front of the property.

TERRACE *3m x 3.7m***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!

