



Riverbank Rise, Barton-upon-Humber, North Lincolnshire

Offers over £275,000









## Key Features

- Total Floor Area:- 142 Square Metres
- Spacious Detached Home
- Lounge
- Dining Room
- Kitchen
- Utility Room & WC
- Four Bedrooms
- En-Suite & Family Bathroom
- Driveway & Integral Garage
- Enclosed Rear Garden
- EPC rating C







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## DESCRIPTION

Stood proudly on an elevated plot with views of the Humber Bridge is this four bedroom detached family home. On the market looking for new owners to put their own stamp on it.

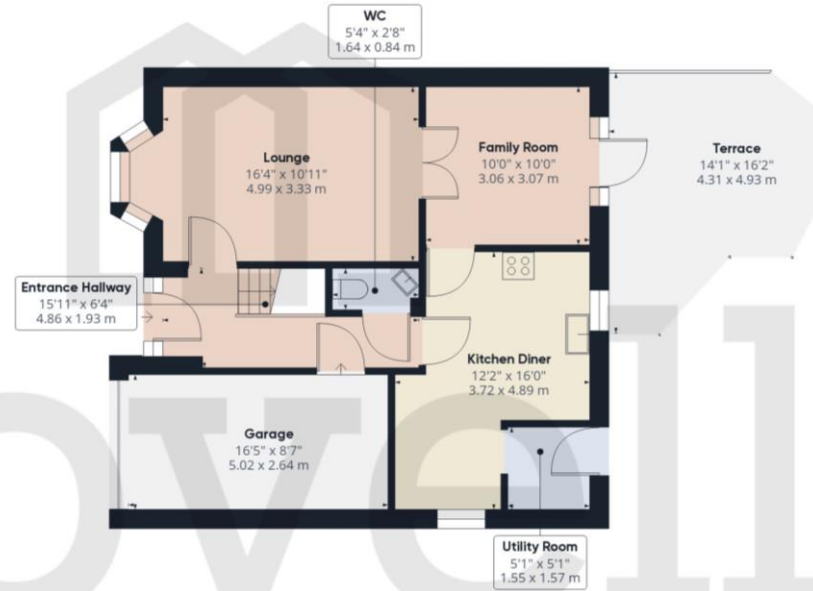
As you approach this property, the front garden greets you with a spacious driveway and colourful plantings. Once inside, it reveals its spacious accommodation. With a bright lounge and the adjacent cosy family room with a patio door flooding this space with light. Further on the fully equipped kitchen with the connected utility room adds functionality and versatility to the property. All while the first floor offers four bedrooms with the principal bedroom having its very own en-suite and the rest benefitting from a family bathroom.

To finish this property, is the rear garden. Fully enclosed by wooden fencing and brick walls, surrounding by mature trees and shrubbery, offering privacy from the surrounding properties. Not to forget the decking area. Perfect space to entertain family and guests.

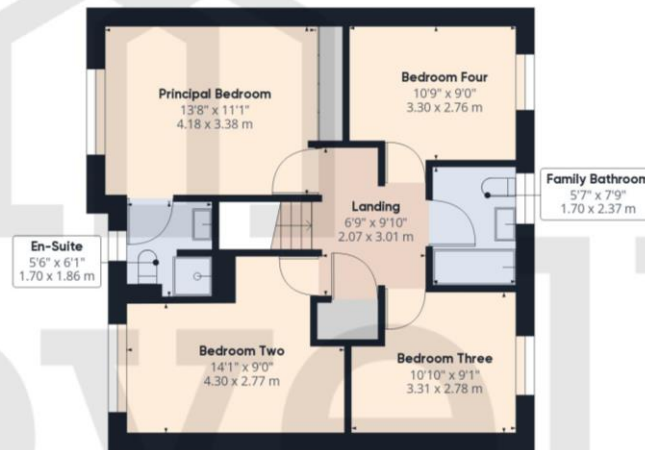
Call us to arrange your viewing today!



## FLOORPLAN



Ground Floor



Floor 1



## Riverbank Rise, 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		85 B
69-80	C	74 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** 4.8m x 1.9m

Entered through a UPVC door with sidelights into the hallway. Doors to all principal rooms and a staircase leading 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 double opening doors to the family room, creating the perfect space to entertain guests and family.

**FAMILY ROOM** 3m x 3m

Patio door with sidelights opening to the rear garden and decking area.  
Door to the kitchen.

**KITCHEN DINER** 3.7m x 4.8m

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Inset electric oven and a four ring gas hob with extraction canopy over. One and a half bowl stainless steel sink and drainer with a swan neck mixer tap. Space for a tall fridge freezer and plumbing for a dishwasher.

Dual aspect with windows to the rear and side elevation and an archway to the utility room.

**UTILITY ROOM** 1.5m x 1.5m

Wall and base unit with contrasting work surface. Plumbing for a washing machine.  
Fully glazed UPVC door to the rear elevation.

**WC** 1.6m x 0.8m

Two piece suite incorporating a push button WC and a corner mounted wash hand basin with hot and cold water taps.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** *4.1m x 3.3m*

Fitted bedroom furniture incorporating multiple wardrobes and shelving. Window to the front elevation and a door to the en-suite.

**EN-SUITE** *1.7m x 1.8m*

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a built in wash hand basin. Decorative ceramic tiles to the wet areas.

Window to the front elevation.

**BEDROOM TWO** *4.3m x 2.7m*

Window to the front elevation.

**BEDROOM THREE** *3.3m x 2.7m*

Window to the rear elevation.

**BEDROOM FOUR** *3.3m x 2.7m*

Window to the rear elevation.

**FAMILY BATHROOM** *1.7m x 2.3m*

Three piece bathroom suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Chrome effect towel rail radiator and decorative ceramic tiles throughout.

Window to the rear elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Spacious front garden, with evergreen shrubbery and hedging. Block paved driveway offers ample off street parking and access to the integral garage, gated access to the rear garden.

### **INTEGRAL GARAGE** *5m x 2.6m*

Roller door, power and lighting.

### **REAR ELEVATION**

Fully enclosed garden, predominantly laid to lawn with a delightful decking area. Perfect to entertain family and friends. Finished with mature trees and shrubbery.

## **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!



