



Barton Street, Barrow-upon-Humber, North Lincolnshire

Offers over £400,000





lovelle

Key Features

- ****NO CHAIN****
- Total Floor Area: 182 Square Metres
- Breakfast Kitchen
- Dining Room & Living Room
- Boot Room & Gym
- Three Double Bedrooms
- Shower Room & Two En-Suites
- Double Detached Garage
- Enclosed Rear Garden
- Gated Access
- EPC rating C





DESCRIPTION

****NO CHAIN****

This fabulous barn conversion is waiting just for you.... The three bedroom home is situated in the serene village of Barrow upon Humber. It is perfect for a family, someone looking to escape a busy city lifestyle or those looking to downsize. This generously proportioned accommodation offers an open plan space on the ground floor. The double height living room has vaulted ceilings and a grand brick fireplace. Together with the adjacent dining room it creates a perfect space to entertain, relax or receive guests. There is a large contemporary breakfast kitchen opening on to the rear courtyard.

There are two staircases, the first leads to two double bedrooms both with ensembles. The second staircase leads to a further double bedroom which benefits from a modern shower room.

There is a large garage workshop and a separate gym. In the courtyard there is a wood built office.

The front and rear gardens are predominantly laid with gravel making it low maintenance, with an array of colourful plants and mature trees around the boundary.



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Barton Street, Barrow-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band F

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	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.

Follow us on:



ENTRANCE 2.1m x 1.6m

Entered through a solid wooden door into the hallway. Doors to the boot room and kitchen.

BOOT ROOM 2m x 1.6m

Storage shelving.

BREAKFAST KITCHEN 4.8m x 6m

Comprehensive range of wall and base units in a white gloss finish with contrasting work surfaces and decorative tiled splashbacks. Black enamel sink and drainer with a swan neck mixer tap. An eight burner dual fuel range cooker with an extraction canopy over. Integrated dishwasher and plumbing for a washing machine. Space for an American style fridge freezer.

Finished with a kitchen island, adding extra storage space and underfloor heating.

Dual aspect with window to the side elevation and double opening French doors to the rear garden.

DINING ROOM 4.8m x 4.8m

A cosy yet spacious formal dining room with wooden beams stretching across the ceiling, adding charm and character.

Dual aspect with windows to the front and side elevation. Archway to the living room and a door to the front elevation.

LIVING ROOM 9.9m x 4.8m

A feature Inglenook brick fireplace housing a cast iron gas log burner sitting on a slate hearth, perfect for those cold winter evenings. Finished with vaulted ceilings and French doors flooding the room with light.

Triple aspect with four roof windows and windows to the front and rear elevation. Two staircases to the first floor accommodation.

SHOWER ROOM 2.1m x 1.9m

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. Window to the side elevation and decorative ceramic tiles throughout.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *4.8m x 3.3m*

Range of fitted bedroom furniture incorporating multiple wardrobes, chest of drawers and a vanity area. Dual aspect with three roof windows to the side elevations.

EN-SUITE *2.5m x 2.5m*

White three piece bathroom suite incorporating a bathtub with a telephone style shower attachment and a mixer tap, push button WC and a vanity wash hand basin with a mixer tap. Chrome effect towel rail radiator and decorative ceramic tiles throughout. Roof window to the side elevation.

BEDROOM TWO *3.1m x 3.2m*

Roof window to the front elevation and fitted bedroom furniture incorporating a wardrobe and a chest of drawers.

EN-SUITE *1.5m x 2.4m*

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. Window to the side elevation and decorative ceramic tiles throughout.

BEDROOM THREE *4.3m x 4.7m*

Roof window to the rear elevation. Built in storage cupboard.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

A substantial front garden with gated access to the property. Predominantly laid to gravel, with ample off street parking for multiple vehicles and access to the detached garage. Fully enclosed by fencing and surrounded by mature trees and shrubbery, offering privacy from the surrounding properties.

DOUBLE DETACHED GARAGE *7.5m x 5.5m*

Up and over door with power and lighting.

GYM *2.1m x 2.7m*

Window to the side elevation.

REAR ELEVATION

Private and enclosed rear garden. Fully laid to gravel with decorative flower beds and mature shrubbery. Making it low maintenance and perfect to entertain friends and family in. Finished with a delightful timber constructed summer house.

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.

