



Lords Lane, Barrow-upon-Humber, North Lincolnshire

Offers over £240,000

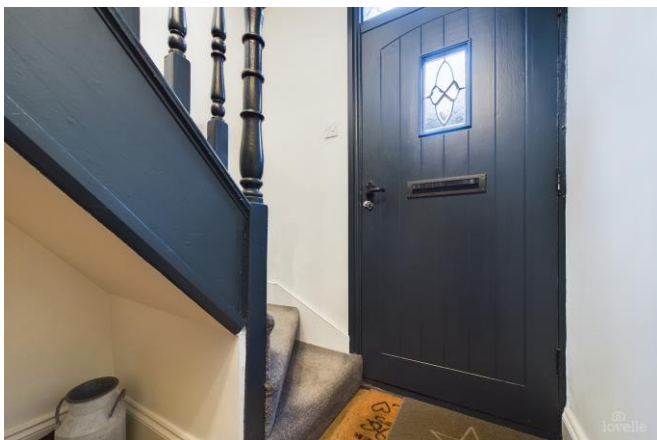




lovelle

## Key Features

- Total Floor Area: 72 Square Metres
- Kitchen Diner & Lounge
- Utility Room
- Outside WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Integral Garage
- Multiple Outbuildings & Workshop
- Enclosed Rear Garden
- Central Village Location
- EPC rating D





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## DESCRIPTION

Welcome to this terraced three bedroom home, nestled in the tranquil village of Barrow Upon Humber.

The heart of the home, a cosy open plan country style kitchen diner with a charming lounge, accented with the cast iron stove. Perfect for those cold winter evenings. Moving on to the first floor and you are greeted by three bedrooms with the principal bedroom having its own en-suite, while the rest benefitting from a family bathroom.

Finishing this home is the spacious rear garden. Fully enclosed by wooden fencing and adorned with mature trees and shrubbery. Not to forget the multiple outbuildings - garage, utility room, storage, garden storage, workshop and even an outside WC, adding immense potential to this property.

This home promises an exceptional fusion of comfort and convenience.

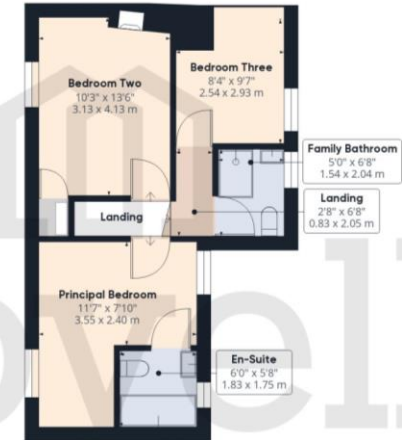
Book your viewing today!



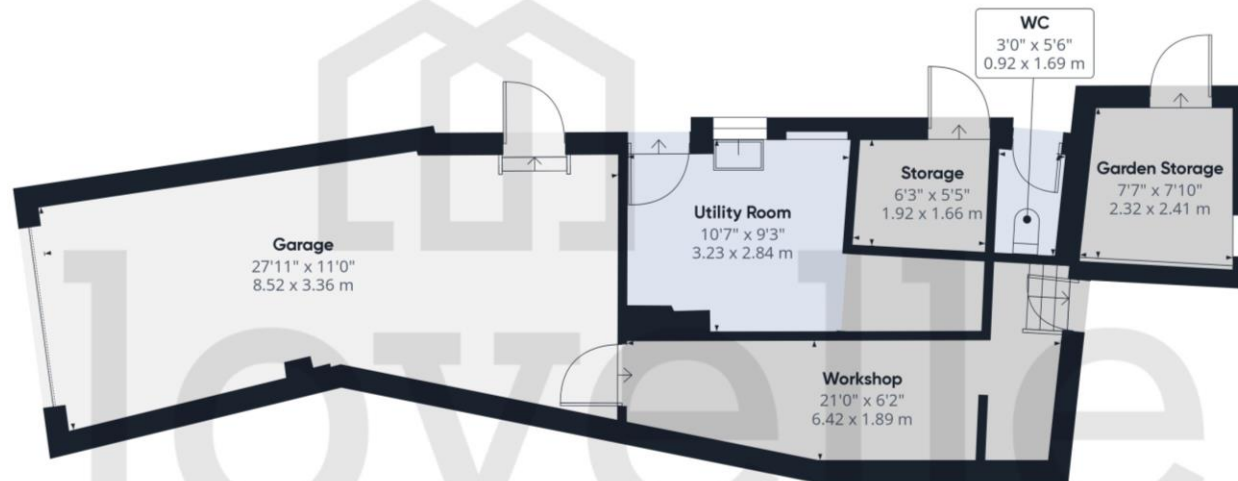
## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



## Lords Lane, Barrow-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band A

### 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	55 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** *3m x 1.6m*

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

**OPEN PLAN:**

**KITCHEN DINER** *4.2m x 4.5m*

Range of shaker style base units in a grey finish with contrasting butcher block work surfaces and tiled splash backs. Inset ceramic Belfast sink with a swan neck mixer tap and an integral dishwasher. Inset electric oven and a four ring halogen hob with extraction canopy over.

Flooded with light by a double opening French doors, opening to the garden and a further window to the rear elevation. Archway to the lounge and finished with a cast iron wood burner, housed in a brick fireplace.

**LOUNGE** *3m x 3m*

Spacious room with a window to the front elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** *3.5m x 2.4m*

Dual aspect with windows to the rear and front elevation. Door to the en-suite.

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

Three piece bathroom suite incorporating a freestanding clawed bathtub with a telephone style mixer tap and shower attachment, low flush WC and a pedestal wash hand basin with hot and cold water taps. Chrome effect towel rail radiator and ceramic tiles to the wet areas. Window to the rear elevation.

**BEDROOM TWO** *3.1m x 4.1m*

Window to the front and a Victorian style brick fireplace.

**BEDROOM THREE** *2.5m x 2.9m*

Window to the rear elevation.

**FAMILY BATHROOM** *1.5m x 2m*

Three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Waterproof panelling throughout and a towel rail radiator.

Window to the rear elevation.

**OUTSIDE THE PROPERTY:****GARAGE** *8.5m x 3.3m*

Double opening wooden doors, power and lighting.

**REAR ELEVATION**

Fully enclosed rear garden by wooden fencing and evergreen shrubbery. Laid to lawn with multiple delightful seating areas, perfect to enjoy the beauty of this garden or entertain family and guests. All while the mature shrubbery and colourful plantings adorn the boundary, offering privacy from the surrounding properties.

**UTILITY ROOM** *3.2m x 2.8m*

Plumbing for a washing machine and space for a tumble dryer. Butlers sink with a mixer tap. Window to the side elevation.

**STORAGE** *1.9m x 1.6m***OUTSIDE WC** *0.9m x 1.6m*

Push button WC.

**GARDEN STORAGE** *2.3m x 2.4m*

Handy storage for garden tools.

**WORKSHOP** *6.4m x 1.8m***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.

