



Canberra View, Barton-upon-Humber, North Lincolnshire

Offers over £215,000





Key Features

- Total Floor Area: 105 Square Metres
- Living Room
- Kitchen Diner
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- En-Suite
- West Facing Rear Garden
- Driveway
- Desirable Area
- EPC rating B





DESCRIPTION

Falkland Way is an attractive development of stylish and charming properties with views of the Humber Bridge.

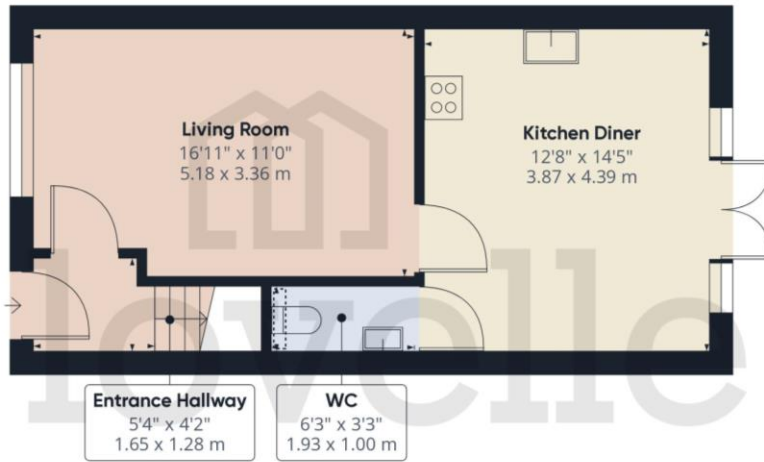
Presented to an exceptional standard is this three bedroom property. This home offers chic accommodation, over three floors, that would appeal to the modern day buyer. Approaching this property, you are greeted by a generous front garden with a driveway and plenty of parking for multiple vehicles. As you enter, the doors to the left take you to the living room and kitchen diner with French doors bridging the gap between the outdoors and indoors, not to forget the convenient downstairs WC. While the first floor offers two generous bedrooms and a family bathroom and the second floor - principal bedroom with its own en-suite.

Finished with a westerly facing garden, fully landscaped and perfect for entertaining in.

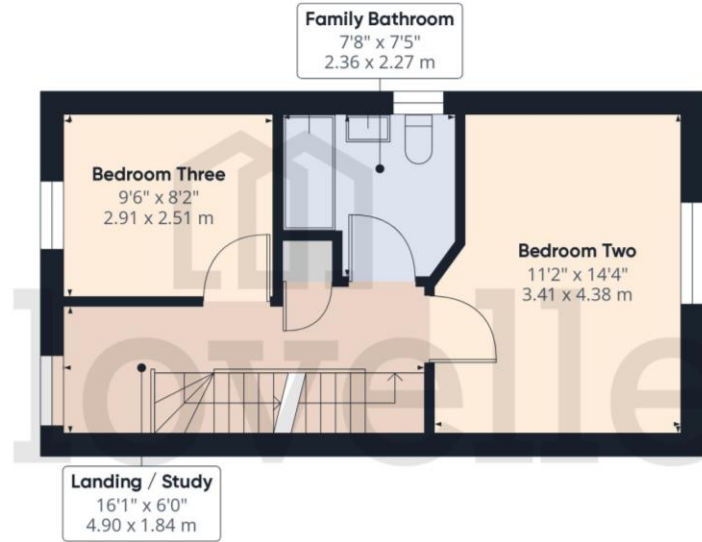
VIEWING HIGHLY RECOMMENDED.



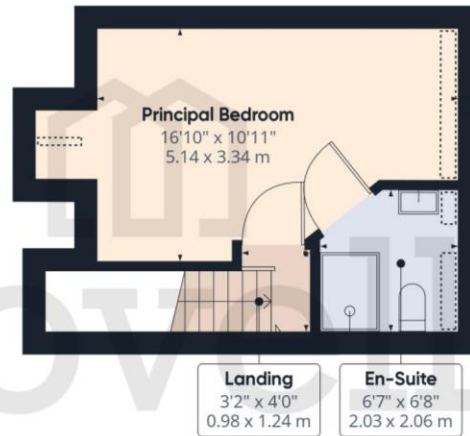
FLOORPLAN



Ground Floor



Floor 1



Floor 2

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TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

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		93 A
81-91	B	84 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 1.6m x 1.2m

Entered through a composite door into the hallway. Door to the living room and a staircase to further accommodation.

LIVING ROOM 5.1m x 3.3m

Spacious room flooded with light. Window to the front elevation and a door to the kitchen diner.

KITCHEN DINER 3.8m x 4.3m

Stylish range of wall and base units in a grey finish with contrasting quartz work surfaces and upstands. Inset stainless steel sink and drainer with a swan neck mixer tap. Inset Neff electric oven and a four ring Neff gas hob with an extraction canopy over and a fridge freezer. Plumbing for a washing machine and housing for the combination boiler.

Double opening French doors to the rear garden and a door to the WC.

WC 1.9m x 1m

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

FIRST FLOOR ACCOMMODATION:

LANDING / STUDY *4.9m x 1.8m*

Great place for a home office or a study.

BEDROOM TWO *3.4m x 4.3m*

Window to the rear elevation.

BEDROOM THREE *2.9m x 2.5m*

Window to the front elevation.

FAMILY BATHROOM *2.3m x 2.2m*

White three piece suite incorporating a bathtub with a mixer tap and a shower over, pedestal wash hand basin with a mixer tap and a push button WC. Chrome effect towel rail radiator and decorative tiles to the wet areas.

Window to the side elevation.

SECOND FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *5.1m x 3.3m*

Two roof windows to the front elevation. Door to the en-suite.

EN-SUITE *2m x 2m*

Three piece suite incorporating a corner shower cubicle with a shower over, pedestal wash hand basin with a mixer tap and a push button WC. Roof window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid to lawn with a block paved driveway to the side and access to the rear garden.

REAR ELEVATION

Enclosed west facing rear garden, laid to lawn and with multiple seating areas, perfect for outdoor entertaining family and friends.

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!

DISCLAIMER

Within the meaning of the Estate Agency Act 1979, the seller of this property is related to an employee of Lovelle Estate Agency Barton.

