



Fenland Court, Barton-upon-Humber, North Lincolnshire

Offers over £275,000

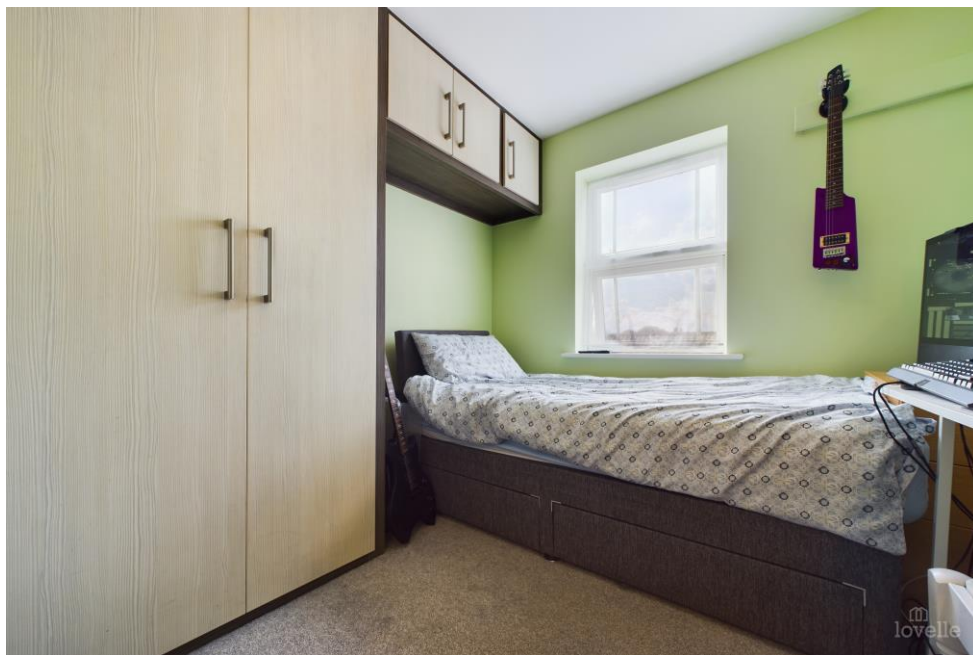




Key Features

- Total Floor Area:- 105 Square Metres
- Lounge & Games Room
- Kitchen Diner
- Utility Room & WC
- Sunroom
- Four Bedrooms
- En-Suite
- Family Bathroom
- Driveway
- Enclosed Rear Garden
- EPC rating B





DESCRIPTION

Presented to an outstanding standard, that would appeal to the modern day buyer or anyone looking for a family home, is this four bedroom property.

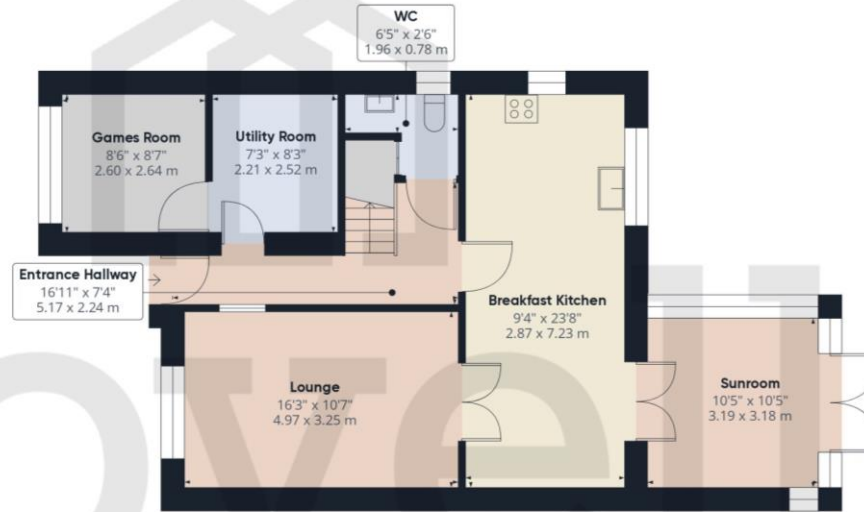
Approaching this home you are greeted by a sizeable front garden with a manicured lawn, mature shrubbery and a driveway. Once inside, the hallway invites in to pause for a moment and enjoy the bright breakfast kitchen with its adjoining lounge and sunroom. Perfect space for the family to enjoy or entertain guests and friends. Not to forget the handy utility room, games room and downstairs WC adding convenience and potential to the property. All while the first floor offers four bedrooms with the principal one having an en-suite shower room and the rest benefitting from a family bathroom.

Finishing this home is the cosy rear garden. Fully enclosed by fencing and surrounded by mature shrubbery and plantings with a delightful patio and artificial lawn. While the summerhouse and outbuilding offer place to relax and extra storage.

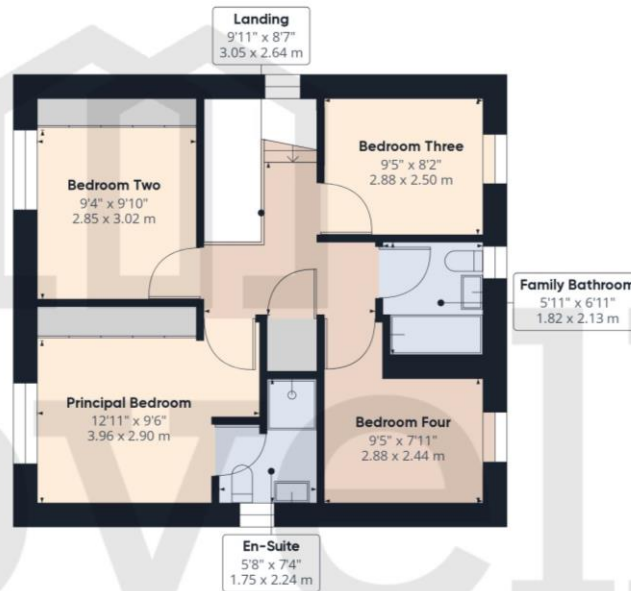
Don't hesitate and book your viewing today!



FLOORPLAN



Ground Floor



Floor 1

Fenland Court, 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	90 B	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 5.1m x 2.2m

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

BREAKFAST KITCHEN 2.8m x 7.2m

Range of wall and base units in a cream finish with contrasting work surfaces and decorative tiled splash backs. Inset double electric oven and a four ring halogen hob with an extraction canopy over. Integral dishwasher, fridge freezer and a wine cooler. Inset composite sink and drainer with a swan neck mixer tap.

Window to the rear elevation and French doors to the sunroom.

Finished with a breakfast bar area.

LOUNGE 4.9m x 3.2m

Feature Adam style fireplace surround housing an electric fire, perfect for those cold winter evenings.

Window to the front elevation and double opening doors to the kitchen.

SUNROOM 3.1m x 3.1m

Constructed on a low rise brick wall and fully double glazed.

Great space to relax and unwind in.

UTILITY ROOM 2.2m x 2.5m

Range of wall and base units with a contrasting work surface. Plumbing for a washing machine, space for a tumble dryer and housing for the boiler.
Door to the games room.

GAMES ROOM 2.6m x 2.6m

Fitted shelving and cupboards. Window to the front elevation.

WC 1.9m x 0.7m

White two piece suite incorporating a push button WC and a pedestal wash hand basin with hot and cold water taps.
Window to the side elevation and under stairs storage cupboard.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *3.9m x 2.9m*

Fitted bedroom furniture incorporating multiple wardrobes, shelving and a chest of drawers.

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

EN-SUITE *1.7m x 2.2m*

White three piece suite incorporating a shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap.

Decorative tiles to the wet areas and a chrome effect towel rail radiator.

Window to the side elevation.

BEDROOM TWO *2.8m x 3m*

Fitted bedroom furniture incorporating multiple wardrobes.

Window to the front elevation.

BEDROOM THREE *2.8m x 2.5m*

Fitted bedroom furniture incorporating a wardrobe, shelving and a chest of drawers.

Window to the rear elevation.

BEDROOM FOUR *2.8m x 2.4m*

Window to the rear elevation.

FAMILY BATHROOM *1.8m x 2.1m*

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

Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Spacious front garden with a manicured lawn and mature trees. To the side of the property is a driveway, offering ample off street parking for multiple vehicles. Gated access to the rear of the property.

REAR ELEVATION

Fully enclosed rear garden, laid with artificial lawn and finished with a patio area, perfect for outdoor entertaining. Finished with a timber summer house, outbuilding and mature plantings 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!

