



Westfield Road, Barton-upon-Humber, North Lincolnshire

Offers over £200,000



  
lovelle







## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area: 115 Square Metres
- Impressive Grade II Listed Georgian Residence
- Sitting Room & Lounge
- Kitchen & Dining Room
- Utility Room & Downstairs WC
- Three Bedrooms
- Family Bathroom & WC
- Enclosed Rear Garden
- Summer House









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## DESCRIPTION

**\*\*NO CHAIN\*\***

Enjoying a sizeable plot situated on the desirable location of Westfield Road, is this Grade II Listed home. Having been loved and upgraded by the current owners, the property is ready for someone new to make it their own.

Beautiful sash windows and allure of the patina covered bricks invite you to view this captivating property. This charming residence consists of a dining room, kitchen, sitting room, lounge and utility areas. With the first floor accommodation offering three bedrooms and a bathroom with a separate WC.

Once you have finished admiring this lovely property, you find yourself in the rear garden. Fully established and creating a sense of being in the countryside, as you relax in the summer house. All while the history and curiosity is beckoning you in to explore this stunning period residence.

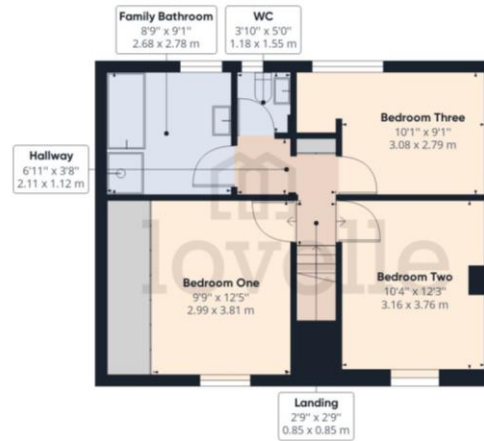
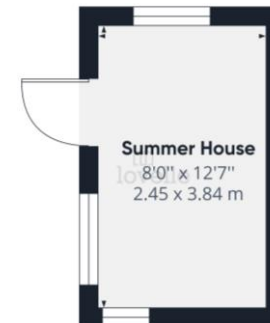
So book a viewing today!



# FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1

## Westfield Road, Barton-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.

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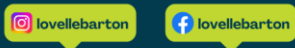
### HOW TO MAKE AN OFFER

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.

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** 0.8m x 0.9m

Entered through a composite door into the inner hallway. Doors to the lounge and dining room, and a staircase to the first floor accommodation.

**DINING ROOM** 2.9m x 3.7m

Open plan dining room overlooking the kitchen.

Window to the front elevation.

**KITCHEN** 3m x 2.8m

Solid wood range of wall and base units with contrasting work surfaces and decorative tiled splash back. Composite one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a dishwasher and two built in under counter fridges. Freestanding Belling range cooker with a five ring ceramic hob and extraction canopy over. Window to the rear elevation overlooking the garden and two openings supported by rustic wooden lintels adding charm to this room.

**SITTING ROOM** 4.1m x 2.8m

Serene space with sliding patio doors to the rear garden, making this the perfect place to pause and relax. Doors to the lounge, utility areas and a handy under stairs cupboard.

**LOUNGE** 3.1m x 3.7m

Bright and airy room with an Inglenook style fireplace, housing an electric fire.

Window to the front elevation.

**UTILITY ROOM** 1.5m x 2.7m

Range of base units with a contrasting work surface and tiled splash back. Stainless steel sink and drainer with hot and cold water taps. Plumbing for a washing machine and space for a further appliance. Window to the side elevation.

**WC** 1.5m x 0.9m

Low flush WC and a window to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** *3m x 3.8m*

Fitted bedroom furniture including four wardrobes. Window to the front elevation.

**BEDROOM TWO** *3.1m x 3.7m*

Fitted bedroom furniture including two wardrobes and shelving. Window to the front elevation.

**BEDROOM THREE** *3m x 2.7m*

Window to the rear elevation.

**FAMILY BATHROOM** *2.6m x 2.7m*

Three piece bathroom suite incorporating a corner bathtub with a telephone style shower attachment, shower cubicle with an electric shower over, pedestal wash hand basin with hot and cold water taps. Decorative ceramic tiles throughout and a window to the rear elevation.

**WC** *1.1m x 1.5m*

Two piece suite incorporating a low flush WC and a wall mounted wash hand basin. Ceramic tiles throughout and a window to the rear elevation.

**OUTSIDE THE PROPERTY:****REAR ELEVATION**

Delightful rear garden, fully enclosed by fencing and a brick wall. Separated into two "garden rooms", with mature specimens and colourful plantings. Fabulous patio area with a pathway leading down the garden, makes it a perfect space to entertain friends and family.

**SUMMER HOUSE *2.4m x 3.8m***

Timber constructed building, fully insulated with power and lighting.

**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!



**BROADBAND TYPE**

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - likely,  
Indoors - limited,  
Available - EE, Three, O2, Vodafone.

