



St Chads Way, Barton-upon-Humber, North Lincolnshire

£289,000

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## Key Features

- Total Floor Area:- 114 Square Metres
- Living Room
- Kitchen Diner
- Downstairs WC
- Four Bedrooms
- Two En-Suites
- Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- Central Town Location
- EPC rating B









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## DESCRIPTION

Nestled in a prime location, this four bedroom detached family home is on the market looking for new owners to put their own stamp on it.

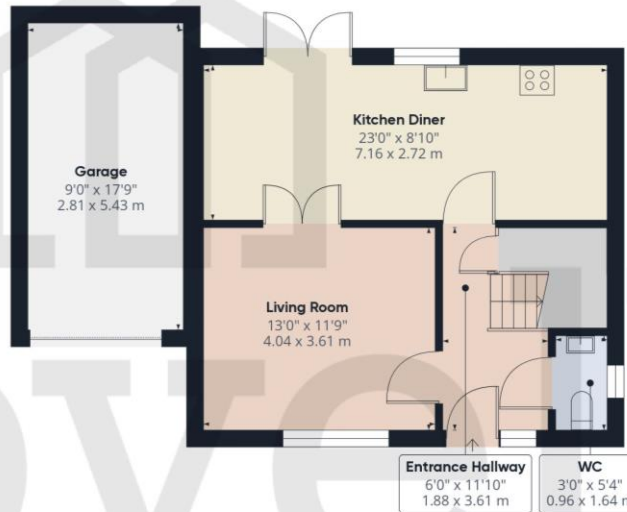
As you approach this property, the clean and simple frontage greets you with a driveway and access to the garage and rear garden. Once inside, the bright living room with its adjacent kitchen diner create the perfect space to receive guests, friends or enjoy with the family. While the French doors provide excellent views of the rear garden. Further on, the first floor offers four spacious bedrooms with two having their own en-suites and the rest benefitting from a stylish family bathroom.

To finish this property, is the rear garden. Fully enclosed and laid to lawn with a decking area. Not to forget the quaint summer house, perfect for entertaining guests and family.

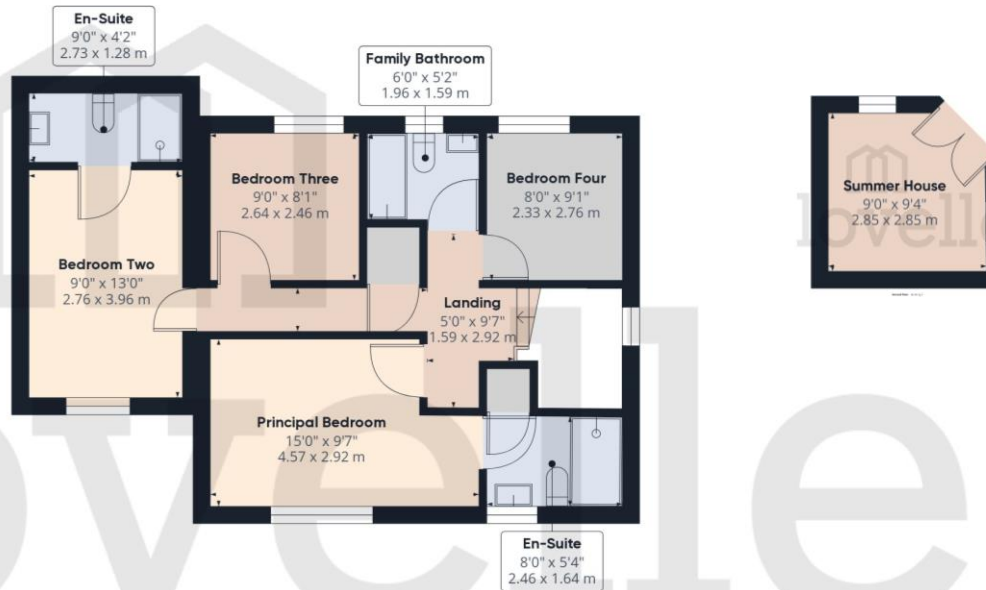
Call us to arrange your viewing today!



## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1

## St Chads Way, 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		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** 1.8m x 3.6m

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

**WC** 0.9m x 1.6m

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap.  
Window to the side elevation.

**LIVING ROOM** 4m x 3.6m

Bright and airy room with a window to the front elevation and double opening doors to the kitchen diner, creating the perfect space to entertain guests and family.

**KITCHEN DINER** 7.1m x 2.7m

Range of wall and base units in a cream gloss finish with contrasting quartz work surfaces and decorative tiled splash backs. Inset electric double oven and a five ring gas hob with an extraction canopy over. Black composite one and a half bowl sink and drainer with a swan neck mixer tap. Integral dishwasher, wine cooler and a fridge freezer. Plumbing for a washing machine.

Finished with a delightful dining area and views of the rear garden.

Window and double opening French doors to the rear elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** *4.5m x 2.9m*

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

**EN-SUITE** *2.4m x 1.6m*

Three piece suite incorporating a walk in shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative ceramic tiles throughout and a chrome effect towel rail radiator. Window to the front elevation.

**BEDROOM TWO** *2.7m x 3.9m*

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

**EN-SUITE** *2.7m x 1.2m*

Three piece suite incorporating a walk in shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative ceramic tiles throughout and a chrome effect towel rail radiator.

**BEDROOM THREE** *2.6m x 2.4m*

Window to the rear elevation.

**BEDROOM FOUR** *2.3m x 2.7m*

Window to the rear elevation.

**FAMILY BATHROOM** *1.9m x 1.5m*

Three piece bathroom suite incorporating a bathtub with a mixer tap, push button WC and a vanity wash hand basin with a mixer tap. Decorative ceramic tiles throughout and a window to the rear elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Low maintenance front garden, fully graveled with decorative shrubbery and seating. Block paved driveway offers ample off street parking and access to the garage, gated access to the rear garden.

### **GARAGE 2.8m x 5.4m**

Electric up and over door, power and lighting.

### **REAR ELEVATION**

Fully enclosed rear garden and surrounded by wooden fencing. Predominantly laid to lawn with a charming decking area. Perfect to entertain family and friends.

### **SUMMER HOUSE 2.8m x 2.8m**

Timber construction, 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- 16 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.

