



Canberra View, Barton-upon-Humber, North Lincolnshire

£349,000

 6  3  2


lovelle



Key Features

- ****NO CHAIN****
- Total Floor Area: 204 Square Metres
- Lounge & Kitchen
- Dining / Living Area
- Utility Room & WC
- Six Double Bedrooms
- Family Bathroom & Two En-Suites
- Landscaped Rear Garden
- Garage & Driveway
- Sought After Location
- EPC rating B





DESCRIPTION

Falkland Way is an attractive development of stylish and charming properties. Hidden on the development is this detached six bedroom home. Boasting spacious accommodation over three floors.

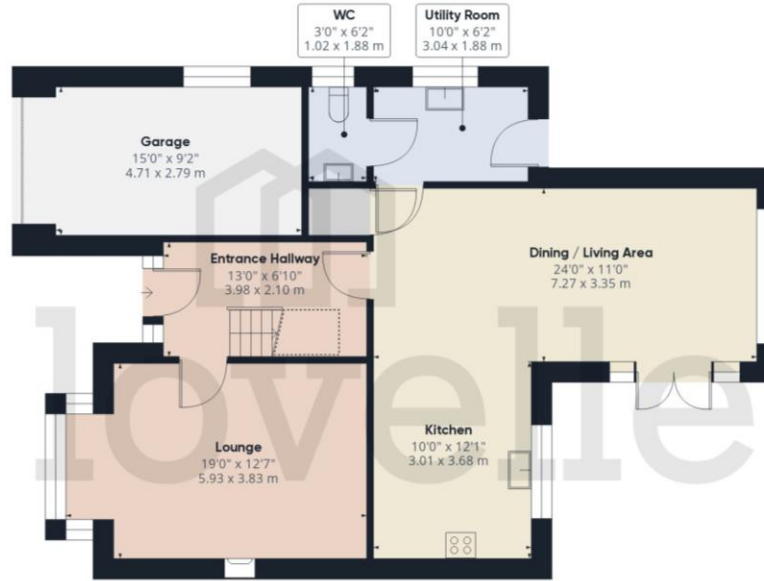
Approaching this property you are greeted by a landscaped front garden with a block paved driveway to the side leading to the garage and the rear garden. Once inside, the homely lounge reveals itself with a feature fireplace, adding charm to the property. Further on, there is a spacious family kitchen, with a dining and living area offering picturesque views of the fabulous rear garden. To finish off the ground floor are the utility room and downstairs WC, adding functionality and convenience to this home. To the first floor, there are four bedrooms and a family bathroom. With the principal suite boasting a walk in wardrobe and an en-suite shower room. While the second floor offers further two double bedrooms with one benefitting from an en-suite shower room as well.

Finishing off this property is the rear garden, spacious, private and fully landscaped with mature and colourful plantings with multiple seating areas, great for entertaining family and guests.

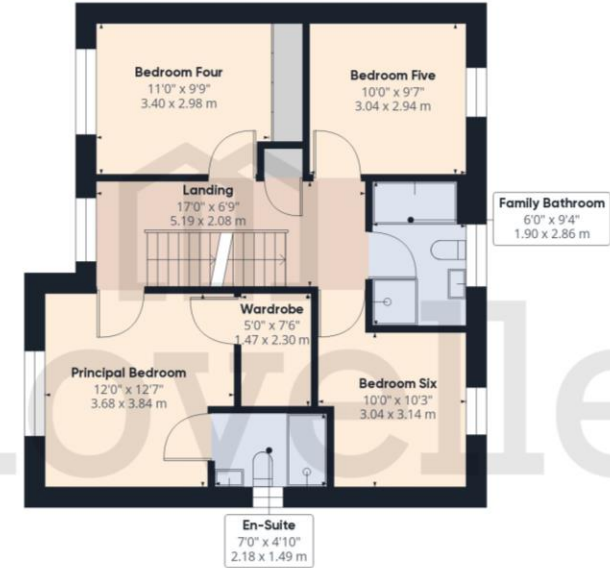
Book your viewing today.



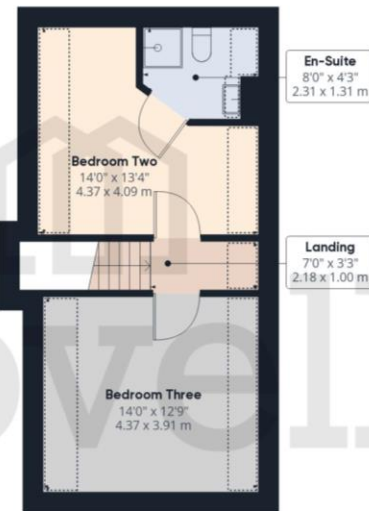
FLOORPLAN



Ground Floor



Floor 1



Floor 2

Canberra View, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band E

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	86 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 3.9m x 2.1m

Entered through a composite door with sidelights into the hallway. Doors to all principal rooms and a staircase to further accommodation.

LOUNGE 5.9m x 3.8m

Bright and airy room with a feature inglenook fireplace with a wooden mantelpiece, adding some rustic charm to this space. Walk in bay window to the front elevation.

KITCHEN 3m x 3.6m

Range of wall and base units in a matte finish with contrasting granite work surfaces and upstands. Inset stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Two Neff eye level ovens and a five ring halogen hob with an extraction canopy over. Integrated dishwasher and space for an American style fridge freezer.

"Picture" window to the rear elevation.

DINING / LIVING AREA 7.2m x 3.3m

Spacious dining / living area for the whole family to enjoy or entertain guests. Flooded with light thanks to the double opening French doors and the atrium style window offering stunning views of the rear garden.

UTILITY ROOM 3m x 1.8m

Minimalistic range of base units with a contrasting work surface and upstand. Plumbing for a washing machine and space for a tumble dryer. Stainless steel sink and drainer with a swan neck mixer tap. Half glazed UPVC door to the rear elevation and housing the combination boiler.

WC 1m x 1.8m

Two piece suite incorporating a push button WC and a vanity wash hand basin with decorative tiled splash back. Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL SUITE:

BEDROOM *3.6m x 3.8m*

Window to the front elevation and doors to the en-suite, wardrobe.

WARDROBE *1.4m x 2.3m*

Hanging rails and shelving.

EN-SUITE *2.1m x 1.4m*

Three piece suite incorporating a walk in shower cubicle with a shower over, push button WC and a wash hand basin with a mixer tap built into a vanity unit. Decorative tiles to the wet areas. Window to the side elevation.

BEDROOM FOUR *3.4m x 2.9m*

Fitted wardrobes and shelving. Window to the front elevation.

BEDROOM FIVE *3m x 2.9m*

Window to the rear elevation.

BEDROOM SIX *3m x 3.1m*

Window to the rear elevation.

FAMILY BATHROOM *1.9m x 2.8m*

Four piece bathroom suite incorporating a double ended bathtub with a mixer tap, corner shower cubicle with a shower over, vanity wash hand basin with a mixer tap and a push button WC. Decorative tiles to the wet areas and a window to the rear elevation.

SECOND FLOOR ACCOMMODATION:

BEDROOM TWO *4.3m x 4m*

Two roof windows to the rear elevation and door to the en-suite.

EN-SUITE *2.3m x 1.3m*

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

BEDROOM THREE *4.3m x 3.9m*

Two roof windows to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Landscaped and low maintenance with a gravelled border and raised beds. Filled with mature specimens adding colour and structure to this property. While the block paved driveway offers ample off street parking for multiple vehicles and access to the garage and the rear garden.

GARAGE 4.7m x 2.7m

Up and over door, power and lighting.

REAR ELEVATION

Enclosed rear garden and surrounded by wooden fencing. Fully landscaped with mature specimens of trees, shrubbery and flowers. Not to forget the multiple seating areas and the covered patio, perfect space to enjoy the garden or entertain guests and family.

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),
Ultrafast - 1000 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

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

