



Westfield Road, Barton-upon-Humber, North Lincolnshire

Offers over £310,000

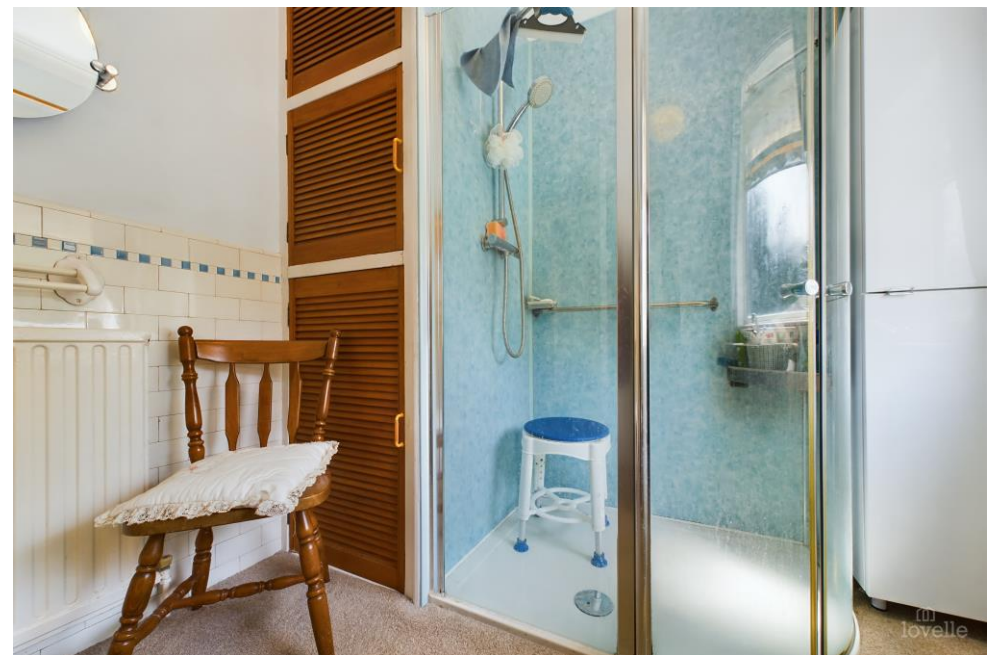




Key Features

- Total Floor Area: 120 Square Metres
- Sat In Circa 0.3 Acres of Land
- Kitchen & Dining Room
- Lounge & Sunroom
- Utility / Shower Room
- Three Bedrooms
- Family Bathroom
- Two Garages & Summer House
- Spacious Enclosed Rear Garden
- Views of The Humber Bridge
- EPC rating D





DESCRIPTION

Experience idyllic living in this charming detached home, nestled in 0.3 acres of land, in the historic market town of Barton Upon Humber.

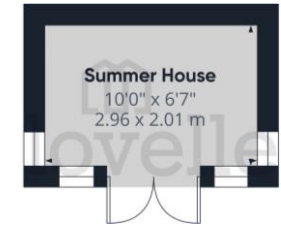
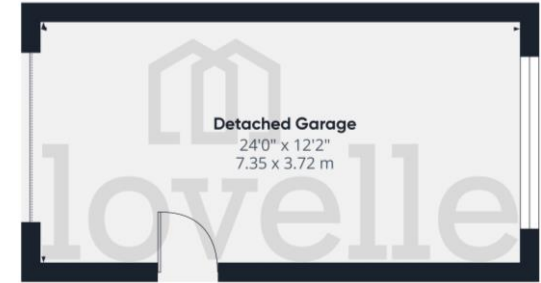
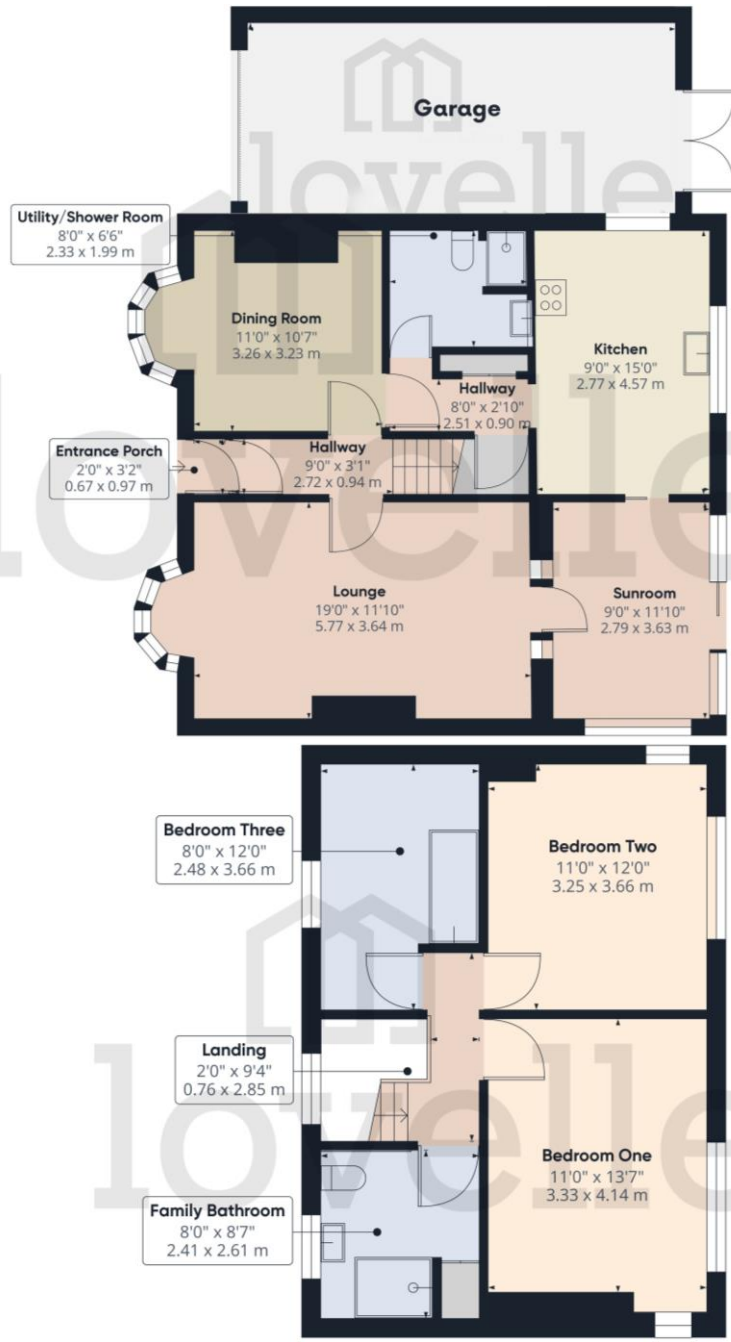
This generous property, designed with comfort and functionality in mind, boasts a fully equipped kitchen with its adjoining dining room and the convenient utility/shower room. Further on there is a spacious lounge and a sunroom creating the perfect space to entertain, relax or enjoy a moment to yourself. While the first floor has three bedrooms and a family bathroom.

Finally the garden - a nature lovers paradise, with mature specimens, trees and colourful plantings, adding a touch of whimsical charm to the property. Not to forget the detached garage, perfect for extra storage and the delightful summer house.

Blooming with potential and full of charm, this home offers a picturesque backdrop for creating those precious, lifelong memories.



FLOORPLAN



Westfield Road, Barton-upon-Humber, North Lincolnshire

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		
81-91	B		
69-80	C		78 C
55-68	D	63 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.

ENTRANCE 2.7m x 0.9m

Entered through a UPVC door via porch into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

DINING ROOM 3.2m x 3.2m

Quaint space and perfect to entertain guests or enjoy family meals in.

Walk in bay window to the front elevation flooding the room with light. Door to the utility areas and kitchen.

LOUNGE 5.7m x 3.6m

Bright and airy room with an Adam style fireplace housing an open grate fire, adding a grounding feature to this space. Perfect for those cold winter evenings.

Walk in bay window to the front elevation and doors to the sunroom.

KITCHEN 2.7m x 4.5m

Range of wall and base units with contrasting work surfaces, upstands and decorative tiled splash backs. Inset eye level electric oven and a five ring gas hob with an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap. Integrated dishwasher and a fridge freezer.

Dual aspect with windows to the side and rear elevation and a door to the sunroom.

UTILITY / SHOWER ROOM 2.3m x 1.9m

Plumbing for a washing machine and space for a tumble dryer.

White three piece suite incorporating a shower cubicle with a shower over, low flush WC and a Belfast sink with a mixer tap.

Decorative ceramic tiles to the wet areas.

SUNROOM 2.7m x 3.6m

Perfect space to relax after a long day.

Window to the side elevation and further patio doors to the rear garden flood this room with light and warmth.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *3.3m x 4.1m*

Window to the front elevation.

BEDROOM TWO *3.2m x 3.6m*

Dual aspect with windows to the front and side elevation.

BEDROOM THREE *2.4m x 3.6m*

Fitted bedroom furniture incorporating multiple wardrobes. Double ended bathtub and tiles to the wet areas.

Window to the rear elevation.

FAMILY BATHROOM *2.4m x 2.6m*

Three piece suite incorporating a double shower cubicle with a shower over, low flush WC and a vanity wash hand basin with a mixer tap. Decorative ceramic tiles throughout.

Window to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Fully landscaped front garden with gated driveway and access to the garage and rear of the property. Finished with colourful and mature plantings.

GARAGE

Up and over door.

REAR ELEVATION

Substantial rear garden with views of The Humber Bridge and fully enclosed by fencing and shrubbery. Predominantly laid to lawn with a delightful patio area. Not to forget the summer house, great for enjoying a warm day.

Further on there is a secluded orchard area with seating for the moments to reflect and enjoy the garden.

Finished with a detached garage.

DETACHED GARAGE

Up and over door, power and lighting.

SUMMER HOUSE *2.9m x 2m*

Timber construction.

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 - 45 Mbps (download speed), 7 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

