



Waterside Road, Barton-Upon-Humber, North Lincolnshire

Offers over £190,000

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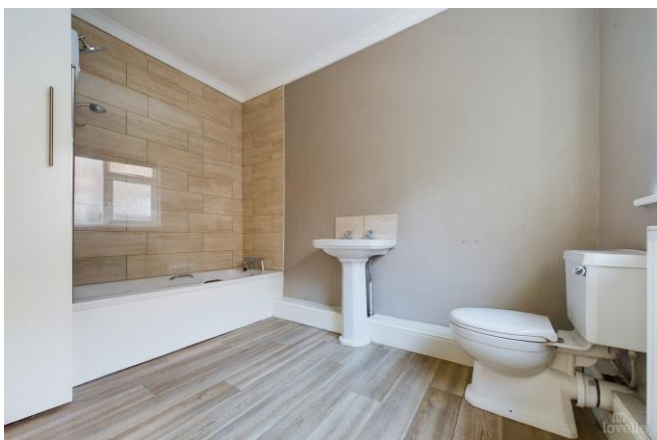

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Key Features

- ****NO CHAIN****
- Total Floor Area:- 209 Square Metres
- Grade II Listed Property
- Family Room & Lounge
- Formal Dining Room
- Six Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Courtyard
- Workshop
- Close To Local Amenities
- EPC rating E





DESCRIPTION

****NO CHAIN****

Welcome to this Grade II listed property, spanning over three levels.

This elegant home offers not only class, but also, comfort. The ground floor features a bright lounge, formal dining room with the adjacent kitchen, utility room and a family bathroom.

The first floor includes two bedrooms, a family room and the principal bedroom with its very own en-suite bathroom and a unique balcony to take in the nearby surroundings. While the second floor offers three additional bedrooms.

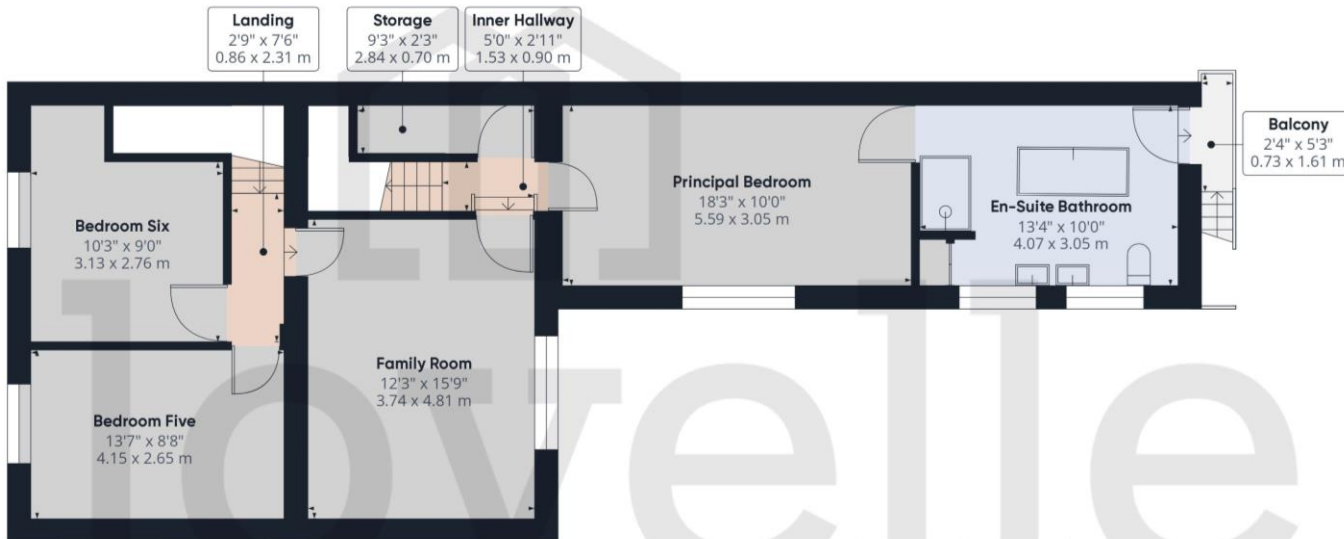
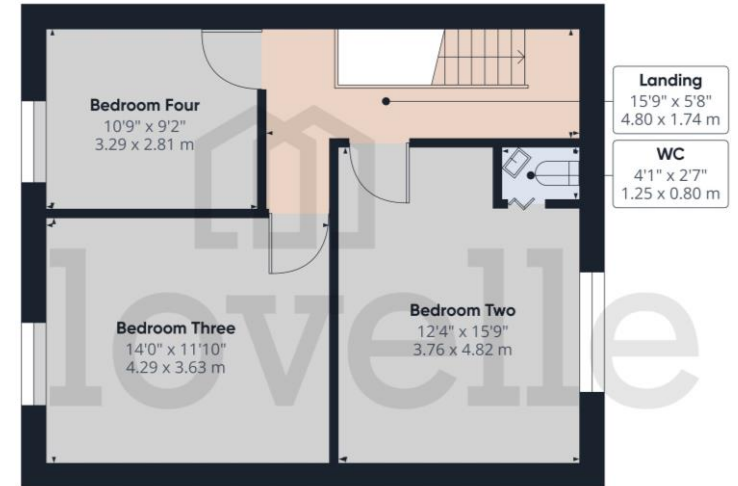
Once you have finished exploring the inside of this home, it is time for the courtyard. A delightful space, with a terrace, perfect to entertain guests and family. And not to forget the handy workshop.

This home is just steps away from amenities including the "Tesco Superstore" and "Lidl" supermarkets for your household needs. Or take advantage of the nearby "Waters' Edge Country Park & Visitor Centre".

This property offers the best of both worlds - a tranquil lifestyle in a vibrant neighborhood.



FLOORPLAN



Waterside 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.

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		84 B
69-80	C		
55-68	D		
39-54	E	51 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 4.2m x 1.8m

Entered through a wooden door into the hallway. Doors to all principal rooms and a staircase to further accommodations.

LOUNGE 4.3m x 2.9m

Bright and airy room with a feature Adam style fireplace surround, housing a living flame fire.

Wooden sash window to the front elevation.

DINING ROOM 3.6m x 5.1m

Spacious room with French doors taking you out to the courtyard.

Perfect to entertain guests and family or enjoy cosy family meals.

KITCHEN 5.6m x 3m

Range of wall and base units in a cream finish with contrasting work surfaces and tiled splash backs. Black composite one and a half bowl sink and drainer with a swan neck mixer tap.

Delightful breakfast bar area.

Doors to the utility room and family bathroom.

Wooden window to the side elevation.

UTILITY ROOM 1.5m x 1.9m

Base unit in a cream finish with contrasting work surfaces and tiled splash backs. Plumbing for a washing machine and space for a further under counter appliance.

FAMILY BATHROOM 2.4m x 3m

Three piece bathroom suite incorporating a bathtub with a mixer tap and electric shower over, low flush WC and a pedestal wash hand basin.

Ceramic tiles to the wet areas and a wooden window to the side elevation.

FIRST FLOOR ACCOMMODATION:

FAMILY ROOM 3.7m x 4.8m

Wooden window to the rear elevation.

PRINCIPAL BEDROOM 5.5m x 3m

Wooden window to the side elevation, door to the en-suite.

EN-SUITE BATHROOM 4m x 3m

Four piece boutique style bathroom suite incorporating a walk in shower cubicle with a rain shower over, double ended bathtub with a mixer tap and a shower attachment, push button WC and two wash hand basins built into a vanity unit.

Ceramic tiles to the wet areas and two wooden windows to the side elevation.

Door to the balcony.

BALCONY 0.7m x 1.6m

BEDROOM FIVE 4.1m x 2.6m

Wooden sash window to the front elevation.

BEDROOM SIX 3.1m x 2.7m

Wooden sash window to the front elevation.

SECOND FLOOR ACCOMMODATION:

BEDROOM TWO *3.7m x 4.8m*

Fitted bedroom furniture incorporating multiple wardrobes and shelving. Door to the WC and a wooden window to the rear elevation.

WC *1.2m x 0.8m*

Two piece suite incorporating a push button WC and a corner mounted wash hand basin with a mixer tap.

BEDROOM THREE *4.2m x 3.6m*

Wooden sash window to the front elevation.

BEDROOM FOUR *3.2m x 2.8m*

Wooden sash window to the front elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Passage to the rear of the property with gated access to the courtyard.

REAR ELEVATION

Fully enclosed by wooden fencing and decorative brick walls.

Low maintenance being concreted with a delightful terrace and a handy workshop.

WORKSHOP *2.3m x 5.7m***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!

