



Tofts Road, Barton-upon-Humber, North Lincolnshire

Offers over £260,000

 4  2  1


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Key Features

- Total Floor Area:- 97 Square Metres
- Kitchen Diner
- Lounge
- Utility Room
- Downstairs WC
- Four Bedrooms
- En-Suite & Family Bathroom
- Driveway
- Integral Garage
- Enclosed Rear Garden
- EPC rating C





DESCRIPTION

Tucked away on this charming development, is this four bedroom detached house, presented to an immaculate standard.

Minimalistic front garden greets you with an evergreen hedge for privacy and access through to the rear garden and integral garage. As you make your way in, the kitchen diner offers the perfect space for the full family to enjoy. While the lounge - a quiet space to enjoy a moment to yourself. Not to forget the utility room and downstairs WC, adding versatility and convenience to the property.

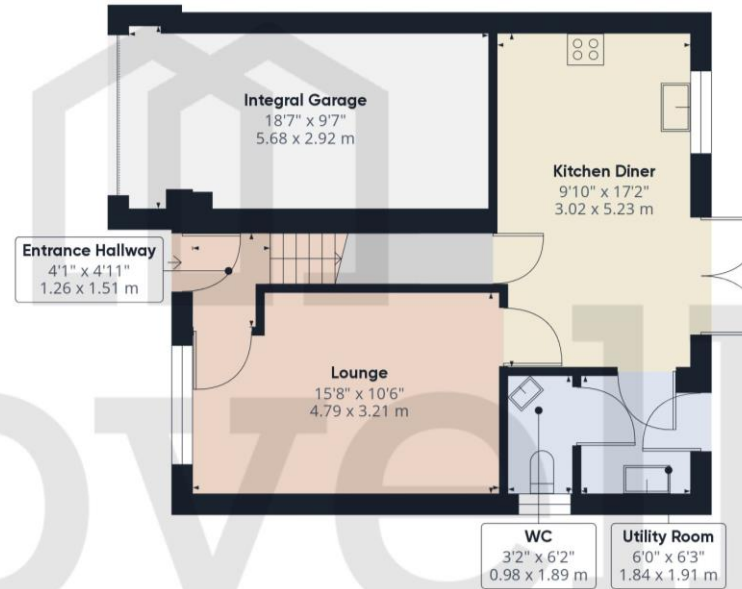
Moving on to the first floor, you are greeted by four bedrooms with the principal one benefitting from an en-suite and the rest from a stylish family bathroom.

Finished with a fully enclosed garden, flooded with sunshine and warmth, and a charming patio with a pergola over it.

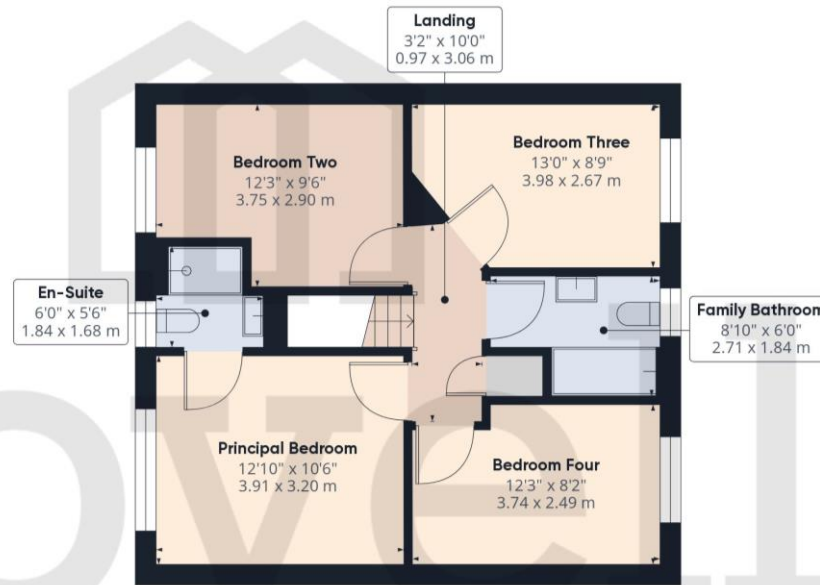
Call us to arrange your viewing today!



FLOORPLAN



Ground Floor



Floor 1

Tofts Road, 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		
81-91	B		87 B
69-80	C	76 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 1.2m x 1.5m

Entered through a half glazed composite door into the hallway with a door to the lounge and a staircase to the first floor accommodation.

LOUNGE 4.7m x 3.2m

Bright and airy room with a "picture" window to the front elevation and a door to the kitchen diner.

KITCHEN DINER 3m x 5.2m

Range of wall and base units in a sage finish with contrasting beech block work surfaces and upstands. Inset electric AEG oven, microwave and a four ring gas hob with an extraction canopy over. Integrated dishwasher and a tall fridge freezer. Inset one and a half bowl stainless steel sink and drainer with a swan neck mixer tap.

Finished with a handy under stairs storage cupboard and a delightful dining area.

Great space to unwind after a long day and enjoy the views of the rear garden.

Window and double opening French doors to the rear elevation and a door to the utility areas.

UTILITY ROOM 1.8m x 1.9m

Base unit with a contrasting beech block work surface and shelving. Plumbing for a washing machine and space for a tumble dryer.

Half glazed composite door to the rear elevation.

WC 0.9m x 1.8m

White two piece suite incorporating a push button WC and a wall mounted wash hand basin with a mixer tap.

Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.9m x 3.2m

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

EN-SUITE 1.8m x 1.6m

White three piece suite incorporating a walk in shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap.

Chrome effect towel rail radiator and decorative tiles to the wet areas.

Window to the front elevation.

BEDROOM TWO 3.7m x 2.9m

Window to the front elevation.

BEDROOM THREE 3.9m x 2.6m

Window to the rear elevation.

BEDROOM FOUR 3.7m x 2.4m

Window to the rear elevation.

FAMILY BATHROOM 2.7m x 1.8m

White three piece suite incorporating a bathtub with a mixer tap and a shower over, push button WC and a wall mounted wash hand basin with a mixer tap.

Chrome effect towel rail radiator and decorative tiles to the wet areas.

Window to the rear elevation and an airing cupboard.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Spacious front garden with a manicured lawn and a driveway to the side of the property that leads to the integral garage and gated access to the rear garden. Finished with evergreen hedging and mature trees.

INTEGRAL GARAGE 5.6m x 2.9m

Up and over door, power and lighting.

REAR ELEVATION

Fully enclosed rear garden by wooden fencing and brick walls. Predominantly laid to lawn with a patio area and a further decking area, great spaces to entertain family and guests. Adorned with mature shrubbery and colourful plantings adding privacy from the surrounding properties.

GREENBELT CHARGE

This property is subject to a Greenbelt charge which we currently believe is set at £308 per annum.

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- 15 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.

