



Brambleleaf Close, Barton-upon-Humber, North Lincolnshire

£330,000







 lovelle



## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area: 138 Square Metres
- Lounge & Office / Study
- Family Kitchen
- Utility Room & WC
- Four Bedrooms
- Family Bathroom & En-Suite
- Landscaped Rear Garden
- Double Detached Garage
- Spacious Driveway
- EPC rating B







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## DESCRIPTION

**\*\*NO CHAIN\*\***

Falkland Way is an attractive development of stylish and charming properties. Tucked away on the development is this detached four bedroom home, boasting well proportioned accommodation over two floors.

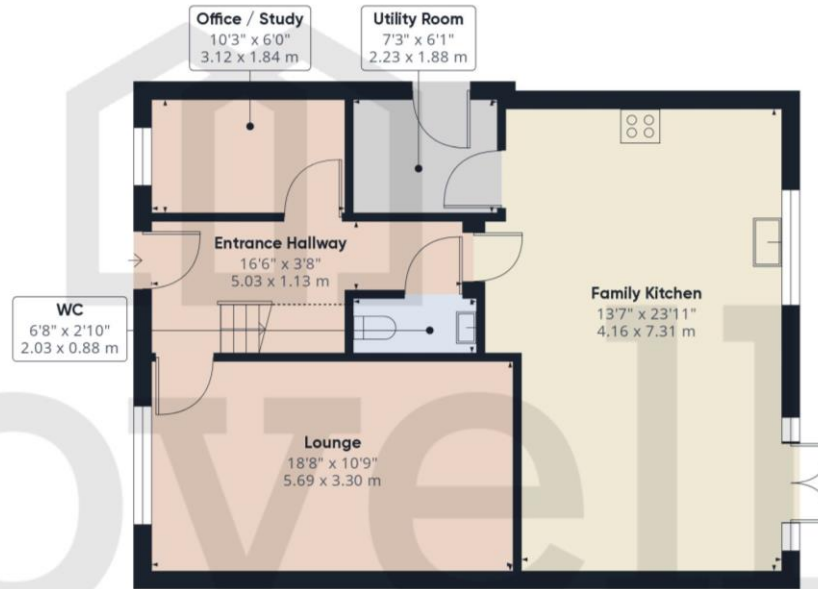
Approaching this property you are greeted by a minimalistic front garden with a block paved driveway leading to the detached garage. Once inside, the homely lounge reveals itself with a feature Inglenook fireplace. Further on, there is a home office/study, spacious family kitchen with a dining area and a living space overlooking the fabulous rear garden. To finish off the ground floor are the utility room and downstairs WC, adding functionality and convenience to the home. While the first floor offers four bedrooms and a family bathroom. With the principal bedroom benefitting from an en-suite shower room.

By the time you have finished admiring the charm of this home, you find yourself in the rear garden with a lovely patio area with views of the landscaped garden. Perfect space for the family and guests to enjoy.

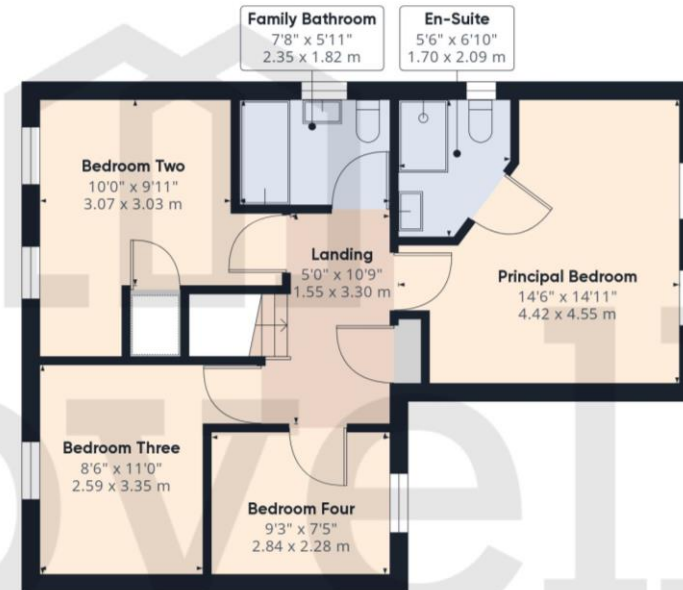
Do not hesitate and book your viewing today.



## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1





## Brambleleaf Close, 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		93 A
81-91	B	86 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.

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**ENTRANCE** *5m x 1.1m*

Entered through a composite door into the hallway. Doors to the lounge, family kitchen, downstairs WC and the office / study. Staircase to the first floor accommodation.

**LOUNGE** *5.6m x 3.3m*

Bright and airy room with a feature Inglenook fireplace, adding rustic charm to the property.  
Window to the front elevation.

**OFFICE / STUDY** *3.1m x 1.8m*

Window to the front elevation.



**FAMILY KITCHEN:** *4.1m x 7.3m*

**KITCHEN**

Range of wall and base units in an ivory finish with contrasting work surfaces and decorative tiled splash backs. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Neff oven and a microwave, five ring gas hob with an extraction canopy over. Integrated dishwasher and a fridge freezer. Finished with a family dining area.

"Picture" window to the rear elevation and a door to the utility room.

**LIVING AREA**

Spacious area for the whole family to enjoy or entertain guests. Flooded with light thanks to the double opening French doors overlooking the rear garden and two Velux style windows.

**UTILITY ROOM** *2.2m x 1.8m*

Base unit with a contrasting work surface and upstand. Plumbing for a washing machine and space for a tumble dryer. Half glazed UPVC door to the side elevation. Housing the combination boiler.

**WC** *2m x 0.8m*

Two piece suite incorporating a push button WC and a pedestal wash hand basin with decorative tiled splash back.

**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** *4.4m x 4.5m*

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

**EN-SUITE** *1.7m x 2m*

Three piece suite incorporating a corner shower cubicle with a rain shower over, push button WC and a pedestal wash hand basin with a mixer tap. Chrome effect towel rail radiator and decorative ceramic tiles to the wet areas. Window to the side elevation.

**BEDROOM TWO** *3m x 3m*

Two windows to the front elevation and a handy storage cupboard.

**BEDROOM THREE** *2.5m x 3.3m*

Window to the front elevation.

**BEDROOM FOUR** *2.8m x 2.2m*

Window to the rear elevation.

**FAMILY BATHROOM** *2.3m x 1.8m*

Three piece bathroom suite incorporating a "P" shaped bathtub with a mixer tap and a shower over, pedestal wash hand basin with a mixer tap and a push button WC. Chrome effect towel rail radiator and decorative ceramic tiles to the wet areas. Window to the side elevation.



**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Minimalistic and low maintenance front garden with artificial lawn and a block paved driveway offering ample off street parking for multiple vehicles and access to the detached garage and the rear garden.

**DOUBLE DETACHED GARAGE 5.6m x 5.6m**

Up and over doors, power and lighting. Side personnel door.

**REAR ELEVATION**

Fully enclosed rear garden, surrounded by wooden fencing and mature specimen planting offering privacy from the surrounding properties. Predominantly laid with artificial lawn and with a delightful patio area, perfect for entertaining guests and family. Fully landscaped with raised borders, filled with exotic plantings evoking the feeling of being somewhere tropical.

**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- 18 Mbps (download speed), 1 Mbps (upload speed),

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

**MOBILE COVERAGE**

Outdoors - likely,

Indoors - limited,

Available - EE, Three, O2, Vodafone.



