



Canberra View, Barton-upon-Humber, North Lincolnshire

Offers over £450,000

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lovelle



## Key Features

- Total Floor Area: 220 Square Metres
- Open Plan Family Kitchen
- Lounge & Office
- Utility Room & WC
- Five Double Bedrooms
- Two En-Suites & Dressing Room
- Family Bathroom
- Double Detached Garage & Driveway
- Enclosed Rear Garden
- Garden Bar
- EPC rating B





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## DESCRIPTION

Welcome to this luxurious home spread over three floors in the heart of the picturesque town of Barton Upon Humber. Hidden away on the ever popular Falkland Way development.

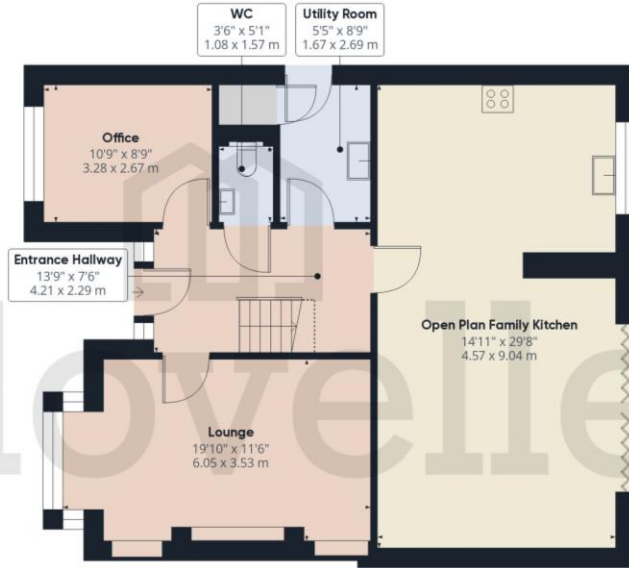
Approaching this property you are greeted by an open front garden with colourful plantings. Once inside the brightly lit hallway invites you to explore. To your right is the sumptuous lounge grounded by the modern fireplace, perfect to relax and enjoy a cosy family evening. To your left - utility room with a handy storage cupboard, downstairs WC and a home office, adding convenience and versatility to the property. And straight on is the open plan family kitchen exuding a contemporary flair, effortlessly merging into a family room and a dining area for those cherished family gatherings. Continuing, the first floor offers two bedrooms and a principal suite with its own dressing room and an en-suite shower room. While the rest benefit from a family bathroom. Finishing is the second floor, offering two further bedrooms with one having an en-suite shower room.

But let's not forget the rear garden. Fully enclosed and landscaped with a delightful patio area and an artificial lawn, making it low maintenance and perfect to host a party or a gathering. Finished with a garden bar, detached garage and a driveway offering ample off street parking.

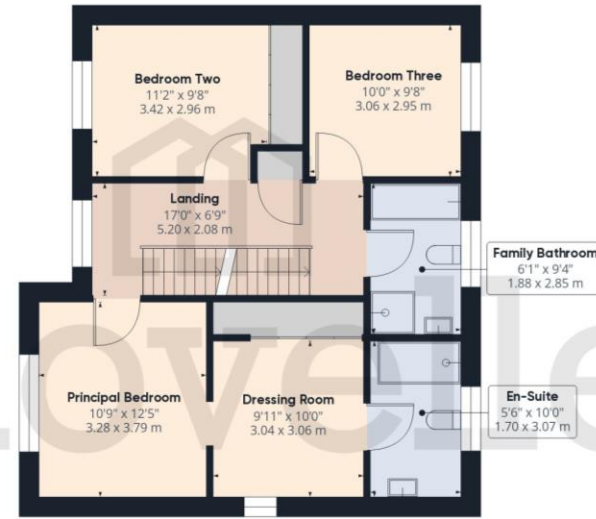
Book your viewing today.



# FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

## Canberra View, Barton-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band F

### 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		92 A
81-91	B	87 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** 2.29m x 4.21m (7'6" x 13'10")

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

**LOUNGE** 3.53m x 6.05m (11'7" x 19'10")

Bright and airy room with a feature electric fireplace and built in shelving, adding a contemporary edge to this space. Finished with decorative wall panelling.

Walk in bay window to the front elevation.

**OFFICE** 2.67m x 3.28m (8'10" x 10'10")

Window to the front elevation.

**OPEN PLAN FAMILY KITCHEN:** 9.04m x 4.57m (29'8" x 15'0")

**KITCHEN**

Comprehensive range of wall and base units in a gloss grey finish with contrasting quartz work surfaces and upstands. Inset stainless steel sink and drainer with a swan neck mixer tap. Two Neff eye level ovens, microwave and a five ring induction hob with an extraction canopy over. Integral dishwasher, full size fridge, freezer and a wine cooler.

Delightful breakfast bar with pop up electric sockets, perfect for those busy mornings.

"Picture" window to the rear elevation.

**LIVING / DINING AREA**

Spacious dining / living area for the whole family to enjoy or entertain guests. Flooded with light thanks to the bi-fold doors overlooking the rear garden and further two roof windows. Finished with decorative wall panelling.

**UTILITY ROOM** 2.69m x 1.67m (8'10" x 5'6")

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 side elevation and a storage cupboard. Housing the combination boiler.

**WC** 1.57m x 1.08m (5'2" x 3'6")

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap, decorative tiles throughout.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL SUITE:**

**BEDROOM** 3.79m x 3.28m (12'5" x 10'10")

Window to the front elevation and an opening to the dressing room.

**DRESSING ROOM** 3.06m x 3.04m (10'0" x 10'0")

Fitted wardrobes incorporating shelving, chest of drawers and a vanity area.

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

**EN-SUITE** 3.07m x 1.7m (10'1" x 5'7")

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

Decorative tiles throughout and an anthracite towel rail radiator.

Window to the rear elevation.

**BEDROOM TWO** 2.96m x 3.42m (9'8" x 11'2")

Fitted wardrobes and a window to the front elevation.

**BEDROOM THREE** 2.95m x 3.06m (9'8" x 10'0")

Window to the rear elevation.

**FAMILY BATHROOM** 2.85m x 1.88m (9'5" x 6'2")

Four piece bathroom suite incorporating a double ended bathtub with a mixer tap, corner shower cubicle with a rain shower over, vanity wash hand basin with a mixer tap and a push button WC. Decorative tiles throughout and an anthracite towel rail radiator. Window to the rear elevation.

**SECOND FLOOR ACCOMMODATION:**

**BEDROOM FOUR** 3.93m x 4.43m (12'11" x 14'6")

Two roof windows to the rear elevation and eaves storage access.

**BEDROOM FIVE** 4.04m x 4.37m (13'4" x 14'4")

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

**EN-SUITE** 1.85m x 2.32m (6'1" x 7'7")

Three piece suite incorporating a corner shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap.

Decorative ceramic tiles to the wet areas and an anthracite towel rail radiator

Roof window to the rear elevation.

**OUTSIDE THE PROPERTY:**

**FRONT ELEVATION**

Minimalist front garden, predominantly laid to lawn with colourful plantings and a block paved walkway to the front door.

**REAR ELEVATION**

Fully enclosed by brick walls and wooden fencing, making it feel private and cosy. Laid with artificial lawn for ease of maintenance and finished with delightful patio and seating areas. Perfect space to entertain guests in or enjoy a moment to yourself. Gated access to the double detached garage with a block paved driveway offering ample off street parking for multiple vehicles.

**GARDEN BAR** 3.64m x 5.28m (11'11" x 17'4")

Fully insulated with power and lighting. Great space to host a party.

(Can be reverted to a garage)

**DOUBLE DETACHED GARAGE**

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

## **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.

