



North Street, Barrow-upon-Humber, North Lincolnshire

£575,000

 4
  2
  2

  
 lovelle







## Key Features

- Total Floor Area: 199 Square Metres
- Sat in 0.3 Acres
- Family Kitchen
- Lounge & Dining Room
- Utility Room & Downstairs WC
- Home Office & Dressing Room
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Ample Driveway & Double Garage
- Private Garden & Landscaped Gardens
- EPC rating A

## Benefits from

- Central Vacuum System Throughout.
- Underfloor Heating Throughout.
- 16 Solar Photovoltaic Panels.









---

## DESCRIPTION

Situated in the serene village of Barrow Upon Humber is this detached family home. Offering spacious accommodation over two floors, creating an exquisite home, perfect for entertaining and ready to move into!

Approaching this home, a gated driveway invites you to view it. Once inside, the entrance hall acts as a grounding feature to this home. Exploring deeper, the lounge with its Inglenook fireplace and a cosy dining area invite you to pause for a moment and enjoy the calming views of the rear garden. Making your way back to the entrance hall, the family kitchen and its adjoining utility rooms make it the perfect space to relax in, entertain or enjoy it with family.

As you make your way to the first floor accommodation, four double bedrooms welcome you with the principal one having a dressing room and an en-suite bathroom. While the rest benefit from a luxurious family bathroom.

Once you have finished admiring this home, you find yourself in the rear garden. A spectacular space with multiple seating areas, well looked after flower borders and a fabulous manicured lawn. All surrounded by mature, colourful plantings and trees. Perfect to entertain guests and family or enjoy some peace and quiet.

Do not miss this opportunity to acquire such a prestigious family home!



## FLOORPLAN



Ground Floor



Floor 1

## North Street, Barrow-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	93 A
81-91	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 HALL** 3.96m x 2.99m (13'0" x 9'10")

Entered through a fully glazed UPVC door into the entrance hall. Doors to all principal rooms and a staircase to further accommodations.

**OPEN PLAN:**

**LOUNGE** 3.95m x 6.04m (13'0" x 19'10")

Bright and airy room with a feature brick Inglenook fireplace housing a multifuel burner sitting on a tiled hearth.

Two windows to the front elevation and double opening French doors overlooking the rear garden.

**DINING ROOM** 4.09m x 2.95m (13'5" x 9'8")

Cosy room with a window to the rear elevation overlooking the garden.

**FAMILY KITCHEN** 7.1m x 6.04m (23'4" x 19'10")

Range of wall and base units with contrasting quartz work surfaces and upstands. White Belfast sink and drainer with a swan neck mixer tap.

Freestanding Rangemaster cooker (negotiable through separate transaction) with multiple ovens and an electric hob, extraction canopy over. Integral dishwasher and space for an American style fridge freezer.

Finished with dining and family areas.

Door to the utility areas, window to the rear elevation and double opening French doors overlooking the rear garden.

**OFFICE** 2.76m x 2.72m (9'1" x 8'11")

Great space to use as a home office, study or for extra storage.

**UTILITY ROOM** 2.98m x 2.67m (9'10" x 8'10")

Range of wall and base units with a contrasting work surface. Stainless steel sink with a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer.

Fully glazed UPVC door to the side elevation and a further door to the garage.

**WC** 1.88m x 1.49m (6'2" x 4'11")

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

Chrome effect towel rail radiator and a window to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL SUITE:**

**BEDROOM** 3.92m x 3.43m (12'11" x 11'4")

Two windows to the rear elevation. Opening to the en-suite.

**DRESSING ROOM** 3.91m x 1.8m (12'10" x 5'11")

Fitted furniture incorporating multiple wardrobes and a vanity area. Window to the front elevation.

**EN-SUITE** 2.96m x 2.36m (9'8" x 7'8")

White three piece suite incorporating a double walk-in shower cubicle with a rain shower over, wall mounted wash hand basin with a mixer tap and a push button WC.

Ceramic tiles throughout, chrome effect towel rail radiator and a window to the side elevation.

**BEDROOM TWO** 2.97m x 3.49m (9'8" x 11'6")

Window to the rear elevation.

**BEDROOM THREE** 3.94m x 2.97m (12'11" x 9'8")

Two windows to the front elevation.

**BEDROOM FOUR** 3.97m x 2.98m (13'0" x 9'10")

Two windows to the rear elevation.

**FAMILY BATHROOM** 3.95m x 1.88m (13'0" x 6'2")

White three piece bathroom suite incorporating a claw footed bathtub with a telephone style shower attachment, high flush WC and a pedestal wash hand basin with hot and cold water taps.

Towel rail radiator and a window to the rear elevation.

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

Printed concrete driveway with gated access. Surrounded by mature trees and shrubbery. Access to the double garage and rear garden.

**DOUBLE GARAGE** *6.92m x 5.95m (22'8" x 19'6")*

Electric garage doors, power and lighting.

**REAR ELEVATION**

Established rear garden with mature trees, plantings and a manicured lawn. Fully enclosed by wooden fencing offering privacy and evoking a feeling of cosiness. Not to forget the side garden, multiple patio areas with seating and established borders throughout.

Perfect for outdoor entertaining guests and family.

Finished with a timber constructed garden shed.

**LOCATION**

Barrow-upon-Humber is a highly regarded residential village, with local shops, pub, excellent recreational facilities, a pharmacy, garage, garden centre, a Primary School and Churches. Baysgarth coeducational Secondary School, situated in the market town of Barton upon Humber only a short drive away.



**BROADBAND TYPE**

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 61 Mbps (download speed), 11 Mbps (upload speed).

**MOBILE COVERAGE**

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

\*

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

