



Riverbank Rise, Barton-upon-Humber, North Lincolnshire

Offers over £280,000

 4  2  2


lovelle



Key Features

- Total Floor Area:- 111 Square Metres
- Lounge
- Family Room
- Kitchen Diner
- Utility Room & WC
- Four Bedrooms
- En-Suite & Family Bathroom
- Driveway
- Double Detached Garage
- Enclosed Rear Garden
- EPC rating D





DESCRIPTION

Stood proudly on an elevated plot is this four bedroom detached family home. On the market looking for new owners to put their own stamp on it.

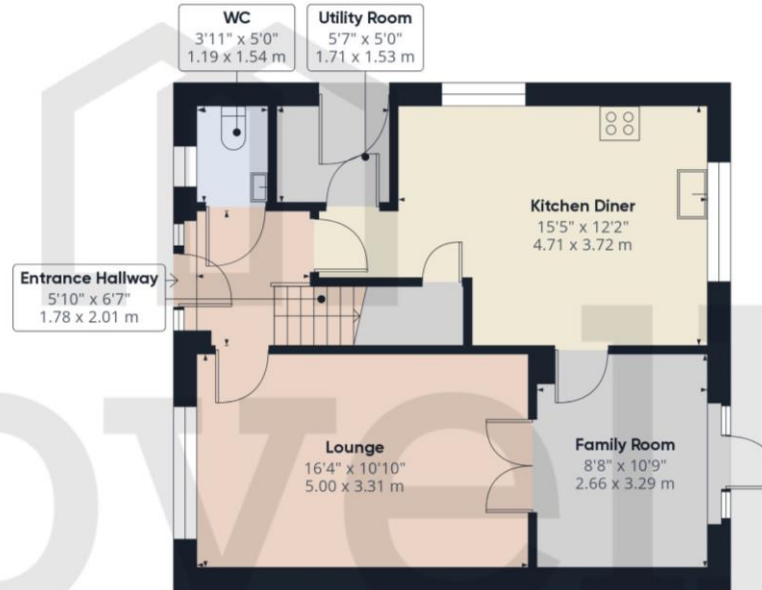
As you approach this property, the front garden greets you with colourful plantings and a spacious driveway with a detached garage. Once inside, it reveals a bright lounge and the adjacent cosy family room with a patio door flooding this space with light. Further on the fully equipped kitchen diner with the connected utility room adds functionality and versatility to the property. All while the first floor offers four bedrooms with the principal one having an en-suite and the rest benefitting from a family bathroom.

To finish this property, is the rear garden. Fully enclosed by wooden fencing and brick walls, surrounding by mature trees and shrubbery, offering privacy from the surrounding properties. Perfect space to entertain family and guests.

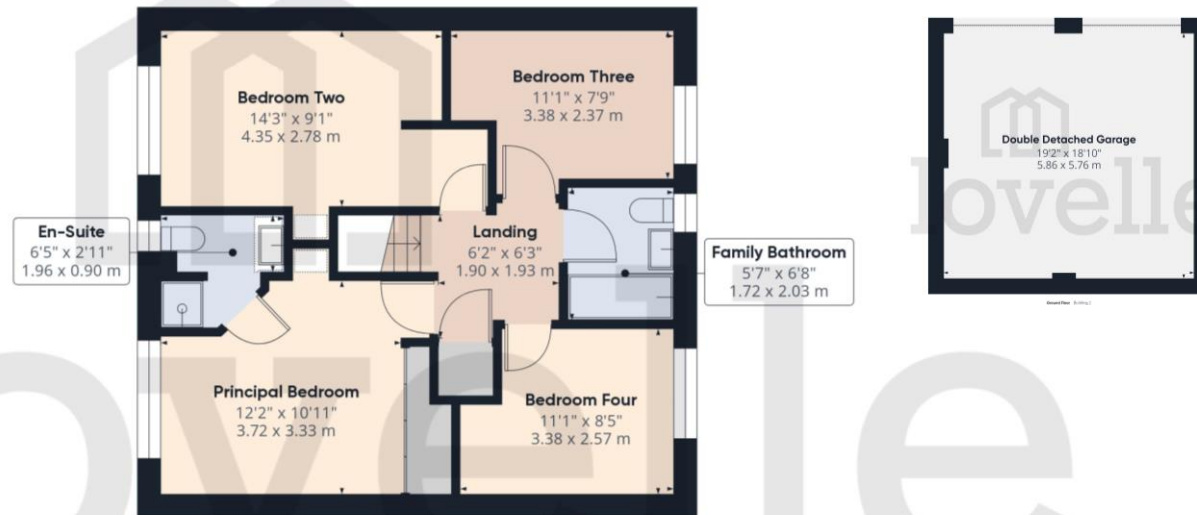
Book your viewing today!



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1

Riverbank Rise, 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		83 B
69-80	C		
55-68	D	67 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 1.78m x 2.01m (5'10" x 6'7")

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

LOUNGE 5m x 3.31m (16'5" x 10'11")

Bright and airy room with a window to the front elevation and double opening doors to the family room, creating the perfect space to entertain guests and family.

Contemporary wall mounted fire finishes this room.

FAMILY ROOM 2.66m x 3.29m (8'8" x 10'10")

Patio door with sidelights opening to the rear garden and patio.

Door to the kitchen.

KITCHEN DINER 4.71m x 3.72m (15'6" x 12'2")

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Inset electric oven and a four ring gas hob with an extraction canopy over. One and a half bowl stainless steel sink and drainer with a swan neck mixer tap. Space for a tall fridge freezer and plumbing for a dishwasher.

Dual aspect with windows to the rear and side elevation and a door to the utility room.

UTILITY ROOM 1.71m x 1.53m (5'7" x 5'0")

Wall and base unit with a contrasting work surface. Plumbing for a washing machine.

Fully glazed UPVC door to the side elevation.

WC 1.19m x 1.54m (3'11" x 5'1")

Two piece suite incorporating a push button WC and a wall mounted wash hand basin with hot and cold water taps.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.72m x 3.33m (12'2" x 10'11")

Fitted bedroom furniture incorporating multiple wardrobes and shelving. Window to the front elevation and a door to the en-suite.

EN-SUITE 1.96m x 0.9m (6'5" x 3'0")

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a built in wash hand basin with a mixer tap. Window to the front elevation.

BEDROOM TWO 4.35m x 2.78m (14'4" x 9'1")

Window to the front elevation.

BEDROOM THREE 3.38m x 2.37m (11'1" x 7'10")

Window to the rear elevation.

BEDROOM FOUR 3.38m x 2.57m (11'1" x 8'5")

Window to the rear elevation.

FAMILY BATHROOM 1.72m x 2.03m (5'7" x 6'8")

Three piece suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin with a mixer tap.

Tiles to the wet areas.

Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Charming front garden, with evergreen shrubbery, hedging and colourful plantings with a walkway to the front door.

REAR ELEVATION

Fully enclosed garden, predominantly laid to lawn with a delightful patio area. Perfect to entertain family and friends. Block paved driveway to the rear offering ample off street parking and gated access to the detached garage.

Finished with mature trees and shrubbery.

DOUBLE DETACHED GARAGE 5.86m x 5.76m (19'2" x 18'11")

Up and over door, power and lighting.

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- 59 Mbps (download speed), 16 Mbps (upload speed),
Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

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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.

