



Tofts Road, Barton-upon-Humber, North Lincolnshire

Offers Over £260,000

 4
  2
  2

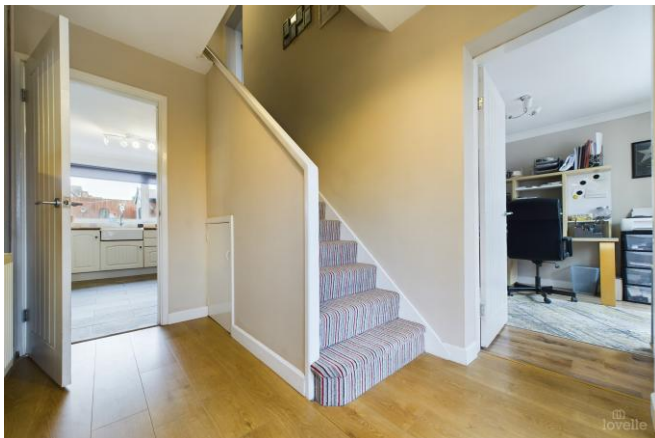

 lovella



lovelle

Key Features

- Total Floor Area:- 127 Square Metres
- Lounge Diner
- Breakfast Kitchen
- Utility Room & WC
- Office/Family Room
- Four Bedrooms
- Family Bathroom & En-Suite
- Detached Garage
- Ample Driveway
- Enclosed Rear Garden
- EPC rating C





DESCRIPTION

Situated on the ever popular Tofts Road is this superb family home. Ready for someone new to move in and put their own stamp on it.

Approaching this home, you are greeted by a spacious driveway leading to the house, detached garage and gated access to the rear of the property.

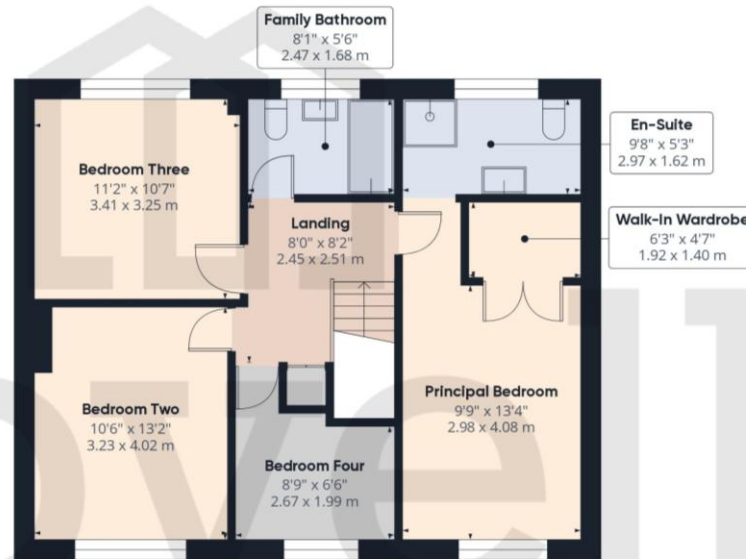
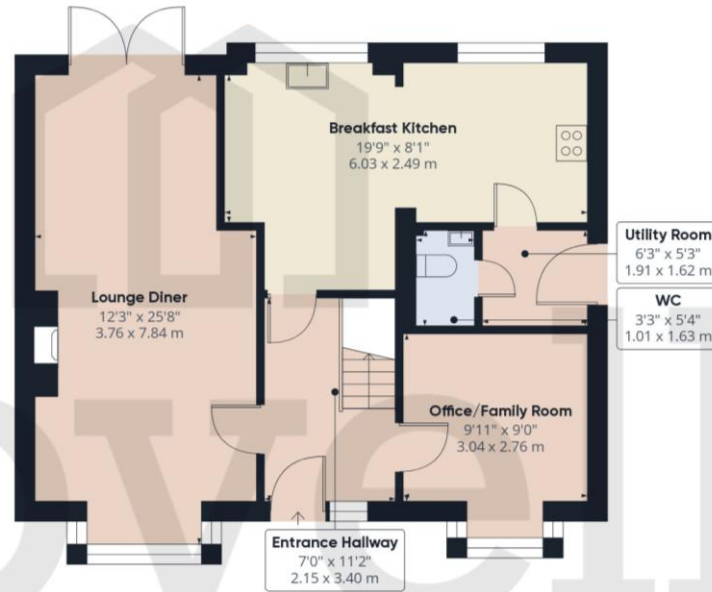
Once inside, the generously proportioned accommodation invites you in through a lovely hallway. As you make your way through, you are greeted by an attractive breakfast kitchen with adjoining utility room and WC adding convenience to the property. Further on there is a spacious lounge diner with French doors that overlook the rear garden, seamlessly bridging the gap between indoors and outdoors. Not to forget the family room, currently used as a home office. Once upstairs this home reveals four bedrooms. With the principal one having an en-suite and a walk-in wardrobe, while the rest benefit from a family bathroom.

Outside of this home there is a fully enclosed rear garden. Quaint space to unwind in with a charming decking area.

We anticipate a high demand for this property, viewing is highly recommended!



FLOORPLAN



Tofts Road, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band B

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	75 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 2.15m x 3.4m (7'1" x 11'2")

Entered through a UPVC door, with a sidelight, into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Finished with a handy under stairs cupboard.

LOUNGE DINER 3.76m x 7.84m (12'4" x 25'8")

Spacious lounge with a walk in bay window to the front elevation and a feature fireplace housing a cast iron stove. Furthermore, there is a charming dining area with double opening French doors taking you out to the rear garden.

OFFICE / FAMILY ROOM 3.04m x 2.76m (10'0" x 9'1")

Quaint room with a bay window to the front elevation. Perfect space to withdraw and enjoy a moment of peace or turn it into a home office.

BREAKFAST KITCHEN 6.03m x 2.49m (19'10" x 8'2")

Comprehensive range of wall and base units in a cream finish with contrasting work surfaces and decorative tiled splash backs. Freestanding five ring gas cooker with a double oven and extraction canopy over. Belfast sink with a swan neck mixer tap. Plumbing for a dishwasher and space for a tall fridge freezer. Finished with a breakfast bar.

Two windows to the rear elevation and a door to the utility areas.

UTILITY ROOM 1.91m x 1.62m (6'4" x 5'4")

Half glazed UPVC door to the side elevation.

WC 1.01m x 1.63m (3'4" x 5'4")

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap. Plumbing for a washing machine.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 2.98m x 4.08m (9'10" x 13'5")

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

EN-SUITE 2.97m x 1.62m (9'8" x 5'4")

Three piece suite incorporating a shower cubicle with an electric shower over, low flush WC and a pedestal wash hand basin with a mixer tap. Tiles to the wet areas and a chrome effect towel rail radiator.

Window to the rear elevation.

WALK-IN WARDROBE 1.92m x 1.4m (6'4" x 4'7")

Storage shelving and clothing rails.

BEDROOM TWO 3.23m x 4.02m (10'7" x 13'2")

Window to the front elevation.

BEDROOM THREE 3.41m x 3.25m (11'2" x 10'8")

Window to the rear elevation.

BEDROOM FOUR 2.67m x 1.99m (8'10" x 6'6")

Window to the front elevation.

FAMILY BATHROOM 2.47m x 1.68m (8'1" x 5'6")

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 and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid with gravel, offering ample off street parking and access to the detached garage and rear garden. Finished with mature shrubbery, providing privacy from the street.

DETACHED GARAGE *3.98m x 6.21m (13'1" x 20'5")*

Up and over door, power and lighting.

REAR ELEVATION

Clean and simple rear garden. Enclosed by fencing and predominantly laid to lawn. Perfect to entertain guests and family. Finished with multiple seating areas and a timber constructed garden shed.

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- 16 Mbps (download speed), 1 Mbps (upload speed),
Superfast- 74 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.

*

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.

