



Franklin Way, Barrow-upon-Humber, North Lincolnshire

Offers over £275,000

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 lovella





## Key Features

- TOTAL FLOOR AREA: 109 SQUARE METRES
- SENSATIONAL DETACHED HOME
- VILLAGE LOCATION
- OPEN PLAN LIVING
- LOUNGE
- THREE DOUBLE BEDROOMS
- BATHROOM & EN-SUITE
- DETACHED GARAGE & PARKING
- SUMMERHOUSE BAR
- FULLY ENCLOSED GARDEN
- EPC rating C









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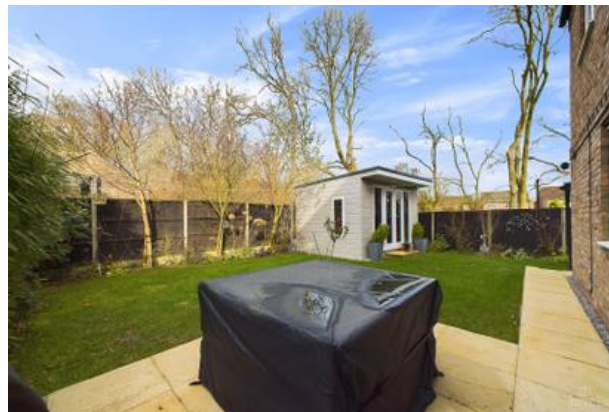
## DESCRIPTION

A sensational detached home in the heart of Barrow upon Humber. As you enter via the composite door, you are greeted by the bright and spacious, open plan living kitchen diner, which really is the heart of the home. With doors to the lounge, utility and the hallway for access to the first floor accommodation. This has three double bedrooms, one with en-suite and a main family bathroom. Externally being predominantly laid to lawn with extended patio and graveled area and summerhouse with bar. To the front is block paved providing off street parking.

Book your viewing now!

## 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.



FLOORPLAN



**Franklin Way, Barrow-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		89 B
69-80	C	78 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.

**ENTRANCE**

Entered via a composite door into the beautiful open plan living.

**OPEN PLAN LIVING**

Spectacular, bright open plan kitchen living diner. Range of wall and base units with contrasting work surfaces. Five ring gas hob with extraction canopy. Double electric oven. Integral fridge/freezer and dishwasher. One and a half bowl stainless steel sink with mixer tap. Dual aspect with a window to the front elevation and sliding doors to the garden.

**LOUNGE** *5.21m x 3.18m*

Electric fire with beam. French doors and a window to the rear garden.

**UTILITY** *1.86m x 1.61m*

Base unit with contrasting work surface. Stainless steel sink with mixer tap. Plumbing for a washing machine and space for a further appliance. Window to the side elevation.

**WC** *1.63m x 1.15m*

Two piece suite incorporating a push button WC and a vanity unit with basin and mixer tap. Window to the side elevation.

**HALLWAY**

Stairs to the first floor accommodation. Under stairs storage cupboard.



## FIRST FLOOR ACCOMMODATION

### **BEDROOM ONE** 4.31m x 3.66m

Window to the front elevation.

### **EN-SUITE** 2.59m x 2.22m

Three piece suite incorporating a push button WC, vanity unit with sink and mixer tap and enclosed shower cubicle. Window to the front elevation.

### **BEDROOM TWO** 3.61m x 3.16m

Window to the rear elevation.

### **BEDROOM THREE** 3.25m x 3.19m

Window to the rear elevation.

### **FAMILY BATHROOM** 3m x 2.54m

Three piece suite incorporating a push button WC, vanity unit with sink and mixer tap and bath tub with shower over. Window to the side elevation.

## OUTSIDE THE PROPERTY

### FRONT ELEVATION

Block paved frontage providing off street parking.

### DETACHED GARAGE *5.66m x 2.94m*

Up and over door to the front and a side personnel door. Power and lighting.

### REAR ELEVATION

Spacious garden, predominantly laid to lawn with extended patio and graveled area. Beautiful summerhouse with bar, perfect for enjoying those sunny evenings.

### SUMMER HOUSE *3.52m x 2.84m*

Power and lighting.



**LOCATION**

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**MOBILE COVERAGE**

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

**BROADBAND TYPE**

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

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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.

