



Barrick Close, Barrow-upon-Humber, North Lincolnshire

Offers over £275,000





Key Features

- Total Floor Area:- 105 Square Metres
- Quiet Cul-De-Sac
- Kitchen Diner
- Dining Room
- Family Room
- Downstairs WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Detached Garage
- EPC rating C





DESCRIPTION

Enjoying an elevated plot is this superb detached house. Having been loved for many years by the previous owner, the property is ready for new owners to make it their own.

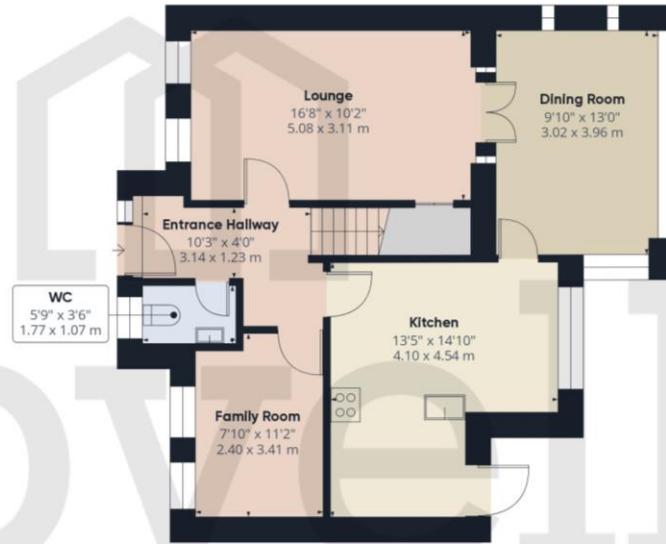
The generously proportioned accommodation invites you into a bright entrance hallway with doors to all principal rooms. As you make your way through, you are greeted by a fully equipped kitchen with a utility area. While the dining room and lounge merge together creating a fabulous space for those who love to entertain or simply pause and enjoy the views of the cosy rear garden. , WC and a family room, for those special moments. While the first floor boasts three bedrooms, with the principal one having an en-suite and the rest benefitting from a family bathroom.

Outside there is an attractive rear garden, laid to lawn with decorative shrubbery, colourful plantings and with multiple seating areas. Perfect for a family or somebody who enjoys nature and being outdoors. A private drive provides off street parking and access to the detached garage.

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



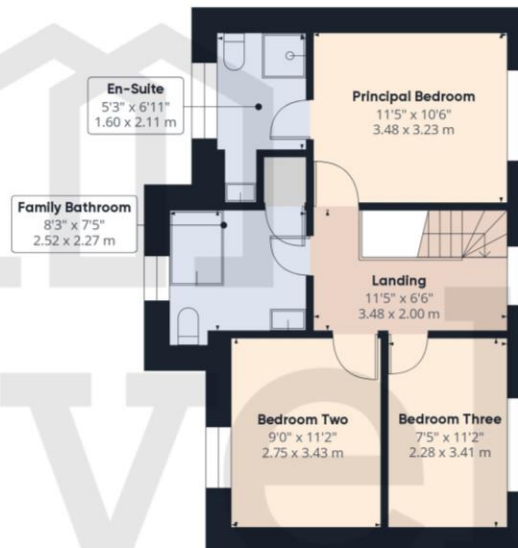
FLOORPLAN



Floor -1 Building 1



Ground Floor Building 2



Ground Floor Building 1

Barrick Close, Barrow-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

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		
69-80	C	71 C	83 B
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 3.14m x 1.23m (10'4" x 4'0")

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

KITCHEN 4.1m x 4.54m (13'6" x 14'11")

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Composite sink and drainer with a swan neck mixer tap. Inset double oven and a 4 ring hob with an extraction canopy over. Integral dishwasher, plumbing for a washing machine, space for a tumble dryer and a space for an American style fridge freezer.

Window and a fully glazed door to the rear elevation.

DINING ROOM 3.02m x 3.96m (9'11" x 13'0")

Double opening doors to the lounge, merging these two spaces together and creating a great space to entertain guests in.

Dual aspect with windows to the rear and side elevation.

LOUNGE 5.08m x 3.11m (16'8" x 10'2")

A light and airy room with a handy under stairs cupboard.

Two windows to the front elevation.

FAMILY ROOM 2.4m x 3.41m (7'11" x 11'2")

A beautiful space for living or simply relaxing in.

Two windows to the front elevation.

WC 1.77m x 1.07m (5'10" x 3'6")

Two piece suite incorporating a low flush WC and a wall mounted wash hand basin.

Window to the front elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.48m x 3.23m (11'5" x 10'7")

Range of fitted bedroom furniture incorporating multiple wardrobes, chest of drawers and finished with bedside cabinets.
Window to the rear elevation and a door to the en-suite.

EN-SUITE 1.6m x 2.11m (5'2" x 6'11")

Three piece white suite incorporating a shower cubicle with a rain shower over, push button WC and a vanity wash hand basin. Ceramic tiles to the wet areas and a window to the front elevation.

BEDROOM TWO 2.75m x 3.43m (9'0" x 11'4")

Window to the front elevation.

BEDROOM THREE 2.28m x 3.41m (7'6" x 11'2")

Range of fitted bedroom furniture incorporating multiple wardrobes.
Window to the rear elevation.

FAMILY BATHROOM 2.52m x 2.27m (8'4" x 7'5")

Three piece suite incorporating a bathtub with a mixer tap, push button WC and a pedestal wash hand basin with a mixer tap. Chrome effect towel rail radiator and a handy storage cupboard.
Window to the front elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

An array of colorful plantings with a driveway to the side providing ample of street parking.

REAR ELEVATION

A fabulous garden incorporating a quaint and cosy extended patio area with seating and an attractive side garden with raised borders. Laid to lawn with access to the detached garage and gated access to the rear of the property. All throughout this garden there are colourful plantings and mature shrubbery, a great place for somebody who enjoys nature and beauty of gardening.

DETACHED GARAGE *2.84m x 5.8m (9'4" x 19'0")*

Up and over door, power and lighting.

LOCATION

Barrow-upon-Humber is a highly regarded residential village, with local shops, two pubs, 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- 18 Mbps (download speed), 1 Mbps (upload speed),
Superfast- 80 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.

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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.

