



Warwick Drive, Barton-upon-Humber, North Lincolnshire

£310,000

 4  2  3


lovelle



Key Features

- Total Floor Area:- 111 Square Metres
- Spacious Lounge
- Separate Snug
- Kitchen and Separate Dining Room
- Downstairs Shower Room
- Four Bedrooms
- Family Bathroom
- Garage
- Driveway and Off-Street Parking
- Enclosed Rear South Facing Garden
- Generous Sized Front Garden
- Quiet Location
- Solar Panels
- EPC rating C





DESCRIPTION

Superb, well-presented family home occupying a generous-sized corner plot in a quiet, convenient location of Barton-upon-Humber.

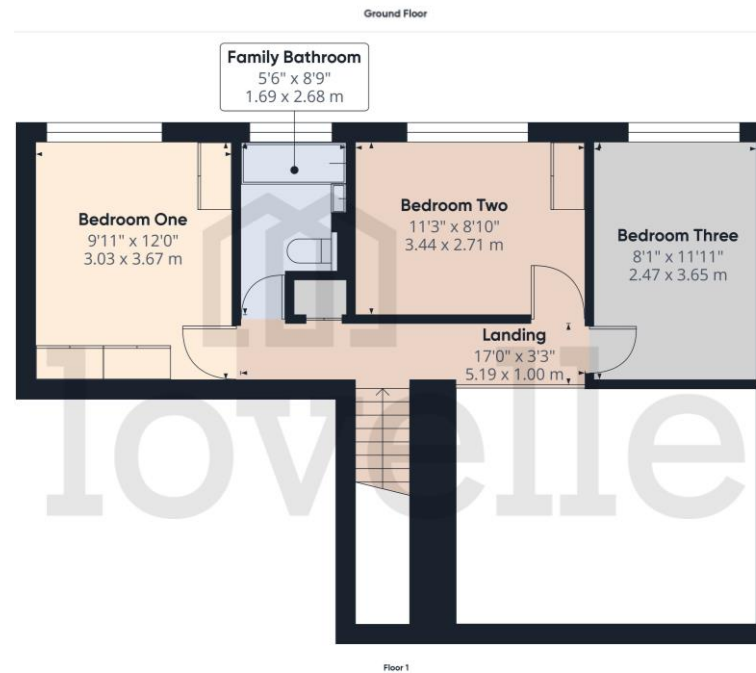
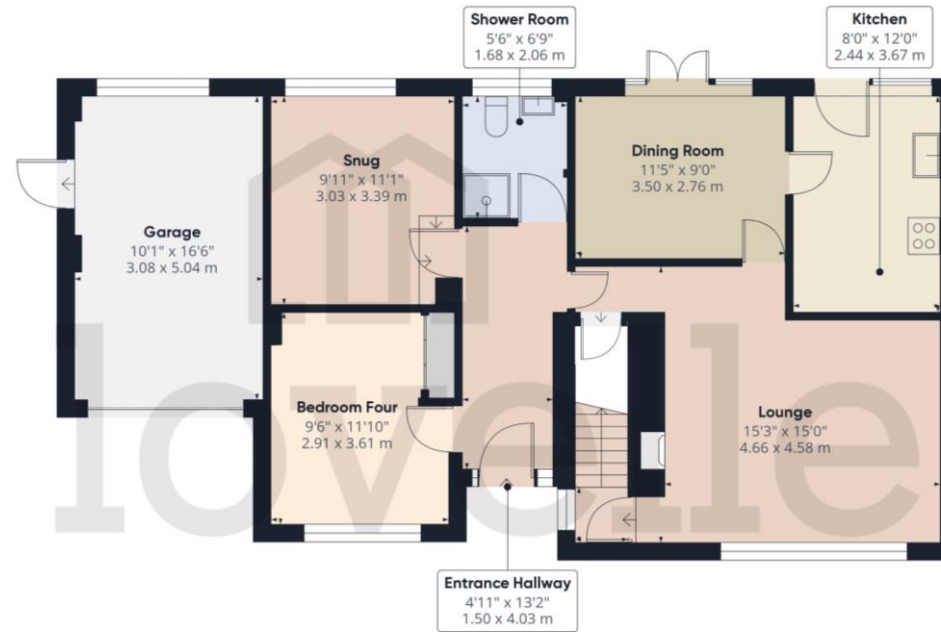
Approaching this property, you are greeted by an open lawned front garden and a spacious driveway with ample off-street parking. Once inside, the bright, welcoming hallway invites you to explore deeper. On the left is a fitted double bedroom and a cosy snug. Straight on is the ground floor shower room, adding versatility and convenience to the property. Leading to the right from the hallway, is the spacious and comfortable lounge, with a feature brick wall and view of the first-floor balcony. Continuing, the south-facing dining room and the adjacent fully equipped kitchen create a great space to receive or entertain guests. Moving upstairs to the first floor, it offers three fitted double bedrooms and a family bathroom.

To the rear, is a fully enclosed garden adorned with mature plants, raised borders and an extended patio area, including a pergola and door into the garage. A further secluded patio can be found at the opposite side of the property, through a secured gate.

Viewing highly recommended!



FLOORPLAN



Warwick Drive, Barton-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

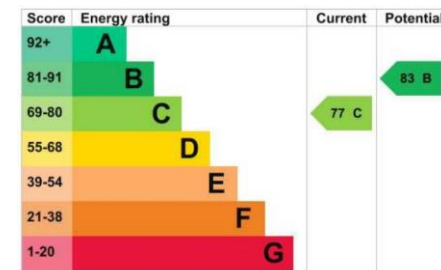
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SKB Estates Limited T/A Lovelle Estate Agency

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.



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 1.5m x 4.03m (4'11" x 13'2")

Entered through a composite door with sidelights into the hallway. Doors to all principal rooms.

LOUNGE 4.66m x 4.58m (15'4" x 15'0")

Walking into the lounge there is an understairs cupboard offering ample storage and a feature red brick wall housing an Adam Style fireplace with an open flame fire.

Floor to ceiling windows to the front elevation.

DINING ROOM 3.5m x 2.76m (11'6" x 9'1")

Double opening French doors to the rear garden flood this space with light and a further door to the kitchen.

KITCHEN 2.44m x 3.67m (8'0" x 12'0")

Range of wall and base units in a light grey finish with contrasting work surfaces, upstands and tiled splash backs. Stainless steel one and a half bowl sink and drainer with a mixer tap. Integral washing machine, dishwasher, double electric oven and a four-ring gas hob with an extraction canopy over. Window and a half glazed UPVC door to the rear elevation.

SNUG 3.03m x 3.39m (9'11" x 11'1")

Fitted storage cupboard housing an Ideal Standard combi boiler. Window to the rear elevation.

BEDROOM FOUR 2.91m x 3.61m (9'6" x 11'10")

Double bedroom with a fitted mirrored wardrobe and a floor to ceiling window to the front elevation.

SHOWER ROOM 1.68m x 2.06m (5'6" x 6'10")

Three piece suite incorporating a shower cubicle with an electric power shower over, fitted vanity hand wash basin and a storage unit. Push button WC and a tall chrome effect radiator. Tiled throughout and a window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.03m x 3.67m (9'11" x 12'0")

Fitted wardrobes and a window to the rear elevation.

BEDROOM TWO 3.44m x 2.71m (11'4" x 8'11")

Fitted mirrored wardrobe and a window to the rear elevation.

BEDROOM THREE 2.47m x 3.65m (8'1" x 12'0")

Fitted wardrobe and a window to the rear elevation.

FAMILY BATHROOM 1.69m x 2.68m (5'6" x 8'10")

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

Window to the rear elevation and tiled throughout.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Partially enclosed by a conifer hedge with a well-maintained lawn featuring a circular island of shrubs and trees. To the side a secluded, paved patio. Finished with a block paved driveway and access to the rear garden through a secure gate.

GARAGE 3.08m x 5.04m (10'1" x 16'6")

Electric garage door with side door access, power and lighting.

REAR ELEVATION

Low maintenance rear garden. Fully enclosed by fencing and adorned with flower borders and mature plantings. Offering multiple patio areas, perfect for outdoor entertaining family and friends. Finished with a timber constructed summer house.

SOLAR PANELS

Owned outright.

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- 13 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).

MOBILE COVERAGE

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

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