



Tofts Road, Barton-upon-Humber, North Lincolnshire

Asking price £187,500

 3
  1
  2


 lovella



Key Features

- ****NO CHAIN****
- Total Floor Area:- 78 Square Metres
- Kitchen Diner
- Open Plan Lounge
- Three Bedrooms
- Family Bathroom
- Enclosed Rear & Front Gardens
- Driveway
- Concrete Garden Shed
- Close To Local Amenities
- EPC rating D





DESCRIPTION

****NO CHAIN****

A fabulous, semi-detached home dating back to the 1920s, an original period house occupying a prominent position on the sought after area of Tofts Road. Stylishly enhanced in recent years, creating a unique fusion, blending rustic charm with a traditional interior.

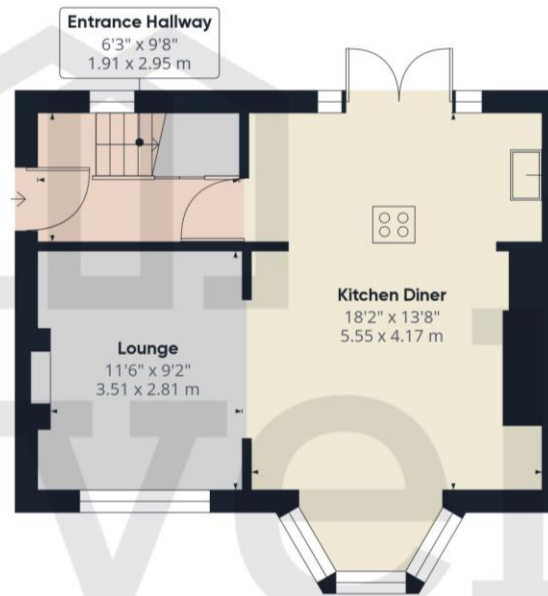
As you pull onto the driveway, you will be captivated by the original features and charming arched front door. As you enter, the window floods the hallway with light, making you feel welcomed and the staircase invites you to explore further. Adjacent is the kitchen and the open plan lounge and dining area, perfect for the whole family. While the first floor accommodation features three generous bedrooms and a family bathroom.

As you make your way out to the gardens, you are surrounded by mature shrubbery and manicured lawns with a quaint seating area. Finished with a garden shed.

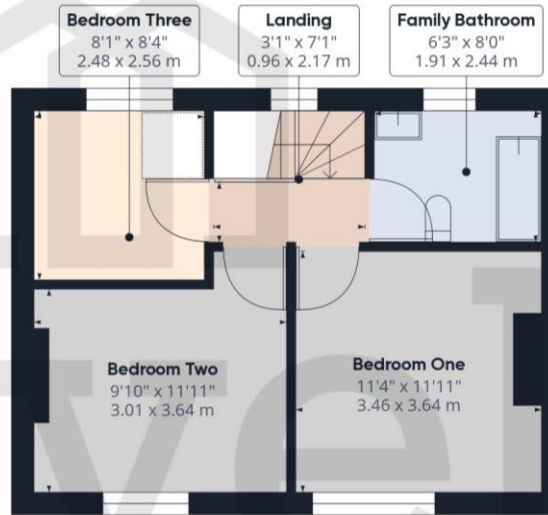
Only by viewing will you fully appreciate the ambiance of this generously proportioned home.



FLOORPLAN



Ground Floor



Floor 1

Tofts Road, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

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		86 B
69-80	C		
55-68	D	66 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 2.95m x 1.91m (9'8" x 6'4")

Entered through an arched wooden door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Window to the rear elevation and a handy under stairs cupboard.

KITCHEN DINER 4.17m x 5.55m (13'8" x 18'2")

Range of wall and base units in a black finish with contrasting beech block work surfaces and decorative tiled splash backs. Inset electric oven with a four ring hob and an extraction canopy over. Grey composite one and a half bowl sink and drainer with a swan neck mixer tap. Integral washing machine and space for a fridge freezer.

Walk in bay window to the front elevation and double opening French doors to the rear elevation overlooking the garden.

LOUNGE 2.81m x 3.51m (9'2" x 11'6")

Bright and spacious room with an archway bridging these two spaces together, creating the perfect space for a family to enjoy. Window to the front elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.64m x 3.46m (11'11" x 11'5")

Window to the front elevation.

BEDROOM TWO 3.64m x 3.01m (11'11" x 9'11")

Window to the front elevation.

BEDROOM THREE 2.56m x 2.48m (8'5" x 8'1")

Window to the rear elevation.

FAMILY BATHROOM 2.44m x 1.91m (8'0" x 6'4")

White three piece bathroom suite incorporating a bathtub with an electric shower over and hot and cold water taps, wall mounted wash hand basin and a push button WC.

Chrome effect towel rail radiator and decorative tiles throughout.

Window to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Fully laid to lawn and surrounded by hedging, offering privacy from the surrounding properties. Finished with a driveway with ample off street parking.

REAR ELEVATION

Charming rear garden, enclosed by hedging and wooden fencing. Finished with a manicured lawn and a 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 - 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, Vodafone.

