



North Street, Barrow-upon-Humber, North Lincolnshire

Offers over £650,000

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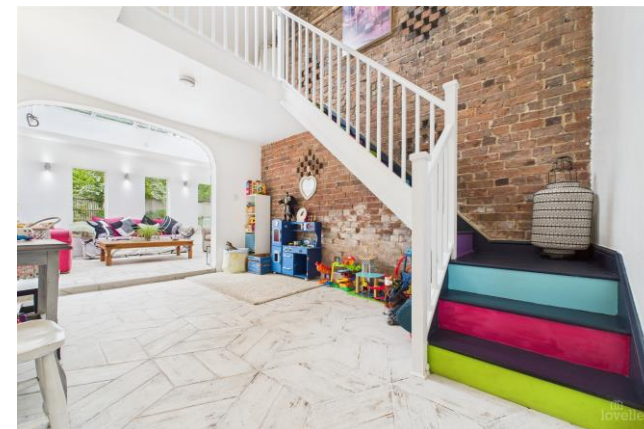






## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area: 289 Square Metres
- Programmable Underfloor Heating Throughout
- Lounge & Entrance Hall
- Kitchen Diner
- Utility Room, Pantry, WC
- Sitting Room & Orangery
- Family Room & Game Room
- Six Double Bedrooms
- Family Bathroom, Shower Room & En-Suite
- Enclosed Gardens & Garage
- EPC rating D









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## DESCRIPTION

**\*\*NO CHAIN\*\***

Situated in the idyllic village of Barrow, is this substantial family home. Perfect for someone looking to escape the busy city lifestyle.

As you approach this property, you are greeted by wrought iron gates, spacious driveway, garage and landscaped front garden.

Once inside it opens up to a bright entrance hall with a quaint lounge on the right while on the left is the kitchen diner with adjacent utility room, pantry and downstairs WC. Adding convenience and versatility to the property. Further on there is a fabulous orangery and a sitting room, adding charm to this home. Not to forget the family room and game room, perfect for entertaining guests or having family time.

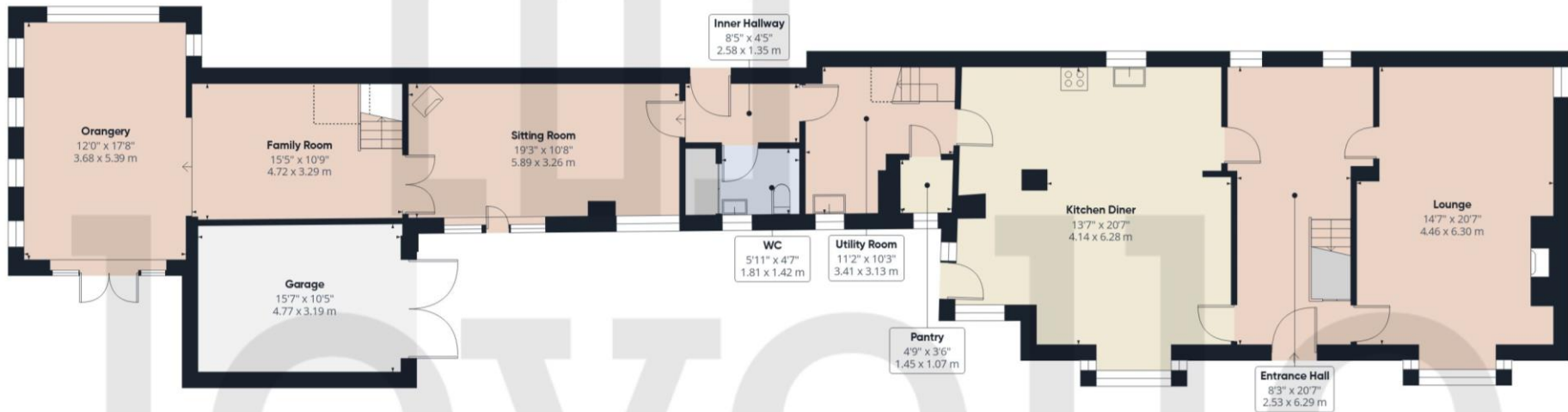
Continuing, the first floor offers four bedrooms with the principal one benefitting from an en-suite and the rest from a family bathroom. While the second floor offers further two bedrooms and a modern shower room.

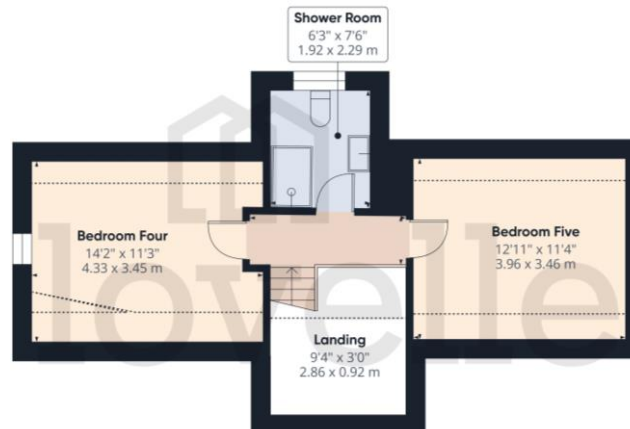
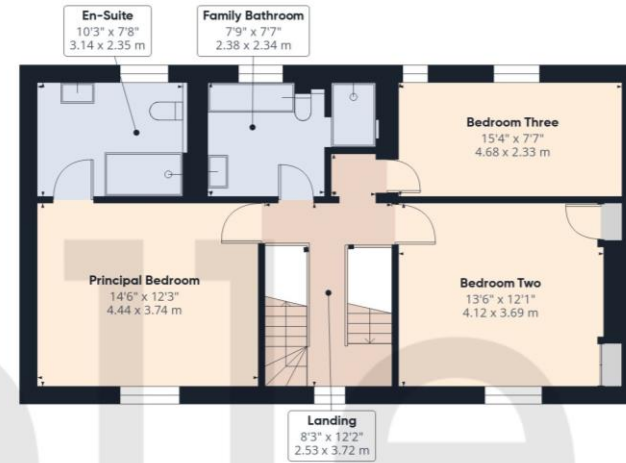
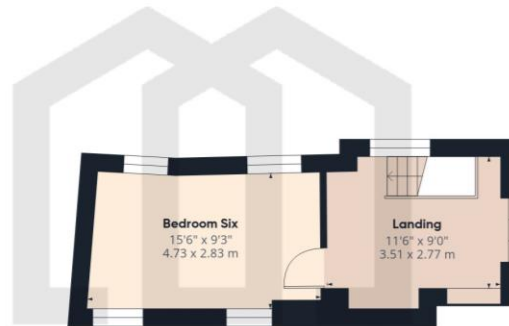
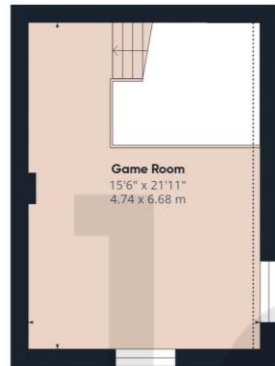
Finishing this home is the rear garden. Enclosed by fencing and fully laid to lawn with an array of mature shrubbery, colourful plantings and trees adorning it. Clean and simple with a charming seating area.

**VIEWING HIGHLY RECOMMENDED!**



## FLOORPLAN







## North Street , 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		
69-80	C		74 C
55-68	D	58 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.

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**ENTRANCE HALL** 2.53m x 6.29m (8'4" x 20'7")

Entered through a wooden door into the hall. Doors to lounge, kitchen diner and a staircase to the first floor accommodation.

Finished with a handy under stairs storage cupboard.

(Underfloor heating throughout ground floor.)

**LOUNGE** 4.46m x 6.3m (14'7" x 20'8")

Bright and airy room with an inglenook fireplace housing a cast iron stove sitting on a tiled hearth, adding a grounding feature to this space. Perfect for those cold winter evenings.

Dual aspect with a walk-in bay window to the side elevation and a further window to the front elevation.

**KITCHEN DINER** 4.14m x 6.28m (13'7" x 20'7")

Contemporary space with a delightful dining area and space for the family to relax in.

Range of wall and base units in a cream and baby blue finish with contrasting work surfaces and upstands. Two inset electric ovens and a four ring hob with an extraction canopy over. Integral dishwasher. White sink and drainer with a swan neck mixer tap. .

Dual aspect with windows to the side elevations.



**UTILITY ROOM** 3.41m x 3.13m (11'2" x 10'4")

Range of base units with a contrasting work surface. Plumbing for a washing machine and a dryer, inset white sink and drainer with a swan neck mixer tap.

Window to the side elevation.

**PANTRY** 1.45m x 1.07m (4'10" x 3'6")

Storage cupboards and shelving. Window to the side elevation.

**WC** 1.81m x 1.42m (5'11" x 4'8")

Two piece suite incorporating a push button WC and a vanity wash hand basin. Handy storage cupboards and a window to the side elevation.

**SITTING ROOM** 5.89m x 3.26m (19'4" x 10'8")

Quaint space with a feature cast iron stove and original period wooden beams.

Windows to the side elevation overlooking the front garden and a cupola window flooding this space with light.

**FAMILY ROOM** 4.72m x 3.29m (15'6" x 10'10")

Great space to entertain or have family time in. Staircase to the game room.

**ORANGERY** 3.68m x 5.39m (12'1" x 17'8")

Stylish and sleek space offering great views of the rear garden with windows fully wrapping around you. Finished with a skylight letting the sun flood this space.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 4.44m x 3.74m (14'7" x 12'4")

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

**EN-SUITE** 3.14m x 2.35m (10'4" x 7'8")

Three piece suite incorporating a double shower cubicle with rain shower over, push button WC and a vanity wash hand basin. Decorative tiles to the wet areas and a towel rail radiator.

Window to the side elevation.

**BEDROOM TWO** 4.12m x 3.69m (13'6" x 12'1")

Window to the side elevation and an open grate fireplace.

Finished with two storage cupboards.

**BEDROOM THREE** 4.68m x 2.33m (15'5" x 7'7")

Window to the side elevation.

**FAMILY BATHROOM** 2.38m x 2.34m (7'10" x 7'8")

Four piece suite incorporating a clawfoot bathtub with a telephone style shower attachment, double shower cubicle with rain shower over, push button WC and a vanity wash hand basin with a mixer tap.

Decorative tiles to the wet areas and a chrome effect towel rail radiator.

Window to the side elevation.



**LANDING** 3.51m x 2.77m (11'6" x 9'1")

Great space to use as a study or a snug.  
Finished with a storage cupboard.

**BEDROOM SIX** 4.73m x 2.83m (15'6" x 9'4")

Dual aspect with windows to the side elevations.

**GAME ROOM** 4.74m x 6.68m (15'7" x 21'11")

Feature brick wall and windows to the front and side elevation.

**SECOND FLOOR ACCOMMODATION:**

**BEDROOM FOUR** 4.33m x 3.45m (14'2" x 11'4")

Dual aspect with windows to the side and rear elevation.

**BEDROOM FIVE** 3.96m x 3.46m (13'0" x 11'5")

Roof window to the side elevation.

**SHOWER ROOM** 1.92m x 2.29m (6'4" x 7'6")

Three piece suite incorporating a double shower cubicle with rain shower over, push button WC and a vanity wash hand basin with a mixer tap.  
Decorative tiles to the wet areas and a chrome effect towel rail radiator.  
Roof window.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Enclosed by fencing and decorative brick walls, offering privacy from the street.

Spacious driveway offering ample off street parking and access to the garage and rear garden. While the front lawn and colourful plantings add much needed greenery. Finished with wrought iron gates.

**GARAGE** *4.77m x 3.19m (15'7" x 10'6")*

Double opening garage doors, power and lighting.

**REAR ELEVATION**

Substantial rear garden, fully enclosed by fencing and predominantly laid to lawn with a delightful patio area and a further seating area.

Finished with mature shrubbery, trees and colourful plantings.

**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- 16 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 66 Mbps (download speed), 14 Mbps (upload speed),  
Ultrafast - 1800 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

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

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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.

