



Willow House - Soutergate, Barton-upon-Humber

£450,000

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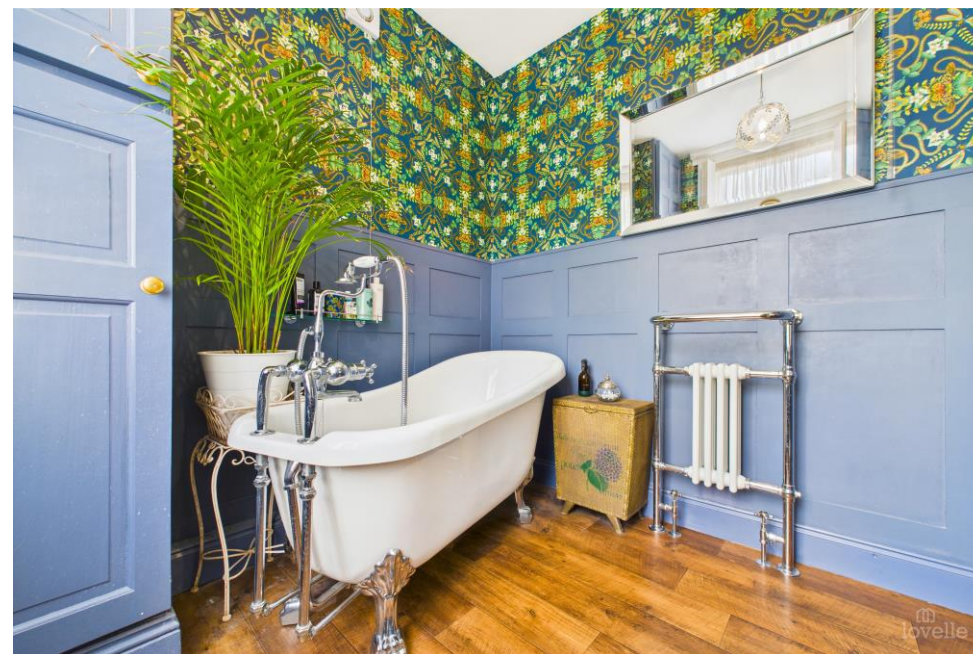

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Key Features

- Total Floor Area: 165 Square Metres
- Impressive Grade II Listed Georgian Residence
- Living Room
- Dining Room
- Fully Equipped Kitchen
- Four Double Bedrooms
- Shower Room & WC
- Family Bathroom
- Extensive Rear Gardens
- Driveway & Garage
- EPC rating D





DESCRIPTION

AN IMPRESSIVE GRADE II LISTED GEORGIAN RESIDENCE DATING BACK TO THE 18TH CENTURY.

This fabulous property is on the market ready for new owners to move in and enjoy this period piece.

Upon entering it opens up with a formal dining room and a spacious living room. Further on there is a fully equipped country style kitchen, adding charm and character. Finished with a downstairs shower room for convenience and versatility. While the first and second floors offer four double bedrooms and a boutique style family bathroom.

Continuing, the rear garden is divided into two "garden rooms". A quaint courtyard with a delightful patio, perfect to entertain guests in. And an enclosed rear garden with a magnificent willow tree.

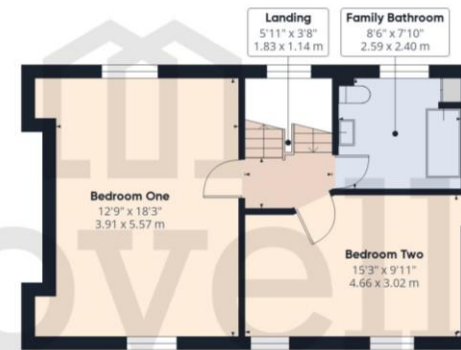
Do not hesitate and book your viewing today.



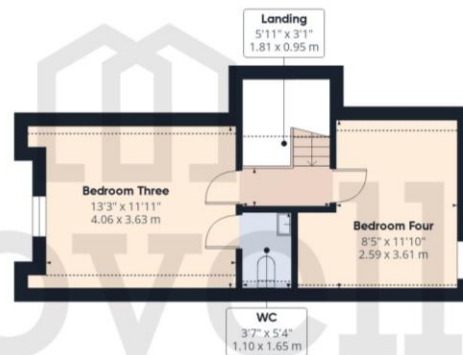
FLOORPLAN



Ground Floor



Floor 1



Floor 2

Willow House - Soutergate, 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.lovell.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		79 C
55-68	D	57 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 1.8m x 5.55m (5'11" x 18'2")

Entered via a wooden door into the hallway. Doors to all principal rooms and a staircase to further accommodation.

LIVING ROOM 4.4m x 5.57m (14'5" x 18'4")

Adam style fireplace housing a cast iron stove sitting on a tiled hearth, for those cold winter evenings. Wooden sash windows to the front and rear elevation.

DINING ROOM 3.49m x 3.76m (11'6" x 12'4")

A prominent Adam style fireplace surround housing a victorian style fireplace with decorative tiled inserts. Wooden sash window to the front elevation.

REAR LOBBY 1.53m x 2.15m (5'0" x 7'1")

Fitted storage cupboards and shelving.

KITCHEN 4.39m x 4.28m (14'5" x 14'0")

Bespoke range of wall and base units in buttermilk and sage finish with contrasting granite and quartz work surfaces. Inset Belfast sink with a swan neck mixer tap, plumbing for a washing machine and a tumble dryer. Two inset electric Miele ovens, warming drawer, wine cooler and a tall fridge freezer. Four ring gas hob with an extraction canopy over. Finished with an island for extra storage.

Dual aspect with windows to the side and rear elevation.

SHOWER ROOM 2.52m x 1.76m (8'4" x 5'10")

Three piece suite incorporating a shower cubicle with a rain shower over, vanity wash hand basin with a mixer tap and a push button WC. Window to the side elevation.

FIRST FLOOR ACCOMMODATION:**BEDROOM ONE** 3.91m x 5.57m (12'10" x 18'4")

Wooden sash windows to the front and rear elevation. Open grate fireplace and finished with two storage cupboards.

BEDROOM TWO 4.66m x 3.02m (15'4" x 9'11")

Two wooden sash windows to the front elevation. Open grate fireplace and finished with a storage cupboard.

FAMILY BATHROOM 2.59m x 2.4m (8'6" x 7'11")

Three piece boutique style bathroom suite incorporating a clawfoot bathtub with a telephone style shower attachment and mixer tap, pedestal wash hand basin with hot and cold water taps and a high flush WC. Window to the rear elevation.

SECOND FLOOR ACCOMMODATION:**BEDROOM THREE** 4.06m x 3.63m (13'4" x 11'11")

Arched window to the side elevation. Finished with an open grate fireplace. Door to the WC and eaves storage.

WC 1.1m x 1.65m (3'7" x 5'5")

Two piece suite incorporating a push button WC and a pedestal wash hand basin with hot and cold water taps.

BEDROOM FOUR 2.59m x 3.61m (8'6" x 11'10")

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Formal front garden with clipped hedging and mature shrubbery. Driveway to the side offering off street parking and access to the garage and rear of the property.

GARAGE 3.74m x 4.4m (12'4" x 14'5")

Wooden garage doors, power and lighting.

REAR ELEVATION

Opening with an enclosed courtyard with a delightful patio area and surrounded by mature and colourful plantings. Further on there is a fully enclosed rear garden with a manicured lawn and a marvelous willow tree. Finished with mature trees and shrubbery adorning the boundary.

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- 23 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 - 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.

