



Warwick Drive, Barton-upon-Humber, North Lincolnshire

£315,000

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lovelle



Key Features

- ****NO CHAIN****
- Total Living Area: 146 Square Metres
- Lounge
- Kitchen Diner
- Four Bedrooms
- Two En-Suites & Family Bathroom
- Double Garage
- Rear & Side Gardens
- Corner Plot
- Close To Local Amenities
- EPC rating C





DESCRIPTION

****NO CHAIN****

Enjoying a sizeable plot is this versatile detached home.

Pulling onto the driveway it immediately evokes a sense of privacy with the evergreen hedging. While the front lawn offers extra garden space and the driveway, access to the integral garage.

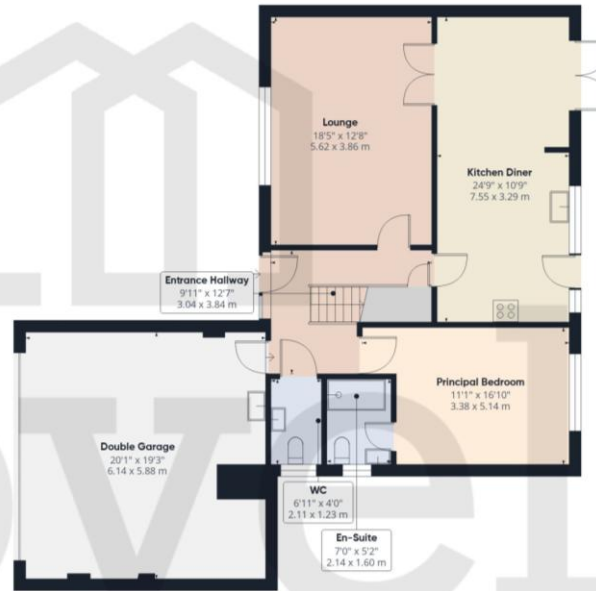
The generously proportioned accommodation includes a spacious lounge with the adjacent fully equipped kitchen diner with French doors to the rear garden. Not to forget the downstairs WC and the ground floor bedroom with an en-suite shower room, adding versatility and convenience to the property. While the first floor offers three bedrooms with an en-suite and a family bathroom.

The rear garden is separated into multiple areas creating a sense of peace and calm, while being fully enclosed. Mainly laid to lawn with decorative shrubbery and colourful plantings adorning the boundary. Finished with a delightful patio area for relaxing and entertaining family and friends.

VIEWING RECOMMENDED!



FLOORPLAN



Ground Floor



Floor 1

Warwick Drive, Barton-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		82 B
69-80	C	73 C	
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 3.04m x 3.84m (10'0" x 12'7")

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

LOUNGE 5.62m x 3.86m (18'5" x 12'8")

Spacious room with a feature Adam style fireplace housing an electric fire, adding charm to this space.

"Picture" window to the front elevation and double opening doors to the kitchen diner.

KITCHEN DINER 7.55m x 3.29m (24'10" x 10'10")

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. One and a half bowl stainless steel sink and drainer with a swan neck mixer tap. Integral double oven and a five ring gas hob with an extraction canopy over. Integral fridge freezer and a dishwasher.

Window and a half glazed UPVC door to the side elevation.

Finished with a breakfast bar and a dining area with double opening French doors to the rear garden. Making this the perfect space to entertain.

PRINCIPAL BEDROOM 3.38m x 5.14m (11'1" x 16'11")

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

EN-SUITE 2.14m x 1.6m (7'0" x 5'2")

White three piece suite incorporating a walk-in shower cubicle with a shower over, push button WC and a pedestal 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.

WC 2.11m x 1.23m (6'11" x 4'0")

Two piece suite incorporating a push button WC and a pedestal wash hand basin with a mixer tap. Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM TWO 5.1m x 5.69m (16'8" x 18'8")

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

EN-SUITE 1.79m x 1.97m (5'11" x 6'6")

White three piece suite incorporating a walk-in shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles to the wet areas and a window to the rear elevation.

BEDROOM THREE 3.39m x 4.94m (11'1" x 16'2")

Window to the rear elevation.

BEDROOM FOUR 3.24m x 3.25m (10'7" x 10'8")

Window to the front elevation.

FAMILY BATHROOM 1.8m x 2m (5'11" x 6'7")

White three piece bathroom suite incorporating a bathtub with a shower over and a mixer tap, push button WC and a pedestal wash hand basin with a mixer tap. Decorative ceramic tiles to the wet areas and a chrome effect towel rail radiator. Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Private front garden, enclosed by fencing and evergreen shrubbery, offering privacy from the road and surrounding properties. Private driveway to the side of the property offers access to the double garage.

DOUBLE GARAGE *6.14m x 5.88m (20'1" x 19'4")*

Electric garage door, power and lighting.

REAR ELEVATION

Substantial rear garden, fully enclosed by fencing and mature shrubbery. Predominantly laid to lawn with a substantial patio area. Perfect for those moments to reflect and enjoy the garden. Functional yet beautiful are two words to describe this space.

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- 14 Mbps (download speed), 1 Mbps (upload speed),
Superfast- 76 Mbps (download speed), 20 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.

