



Frederick Fields, Barton-upon-Humber, North Lincolnshire

Offers over £240,000

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 lovella



Key Features

- Total Floor Area:- 109 Square Metres
- Underfloor Heating Throughout the Ground Floor
- Family Kitchen
- Lounge
- Downstairs WC
- Utility Area
- Three Bedrooms
- Family Bathroom
- Fully Enclosed Rear Garden
- Driveway
- Central Town Location
- EPC rating B





DESCRIPTION

Modern family home tucked away in the quiet town location of Frederic Fields.

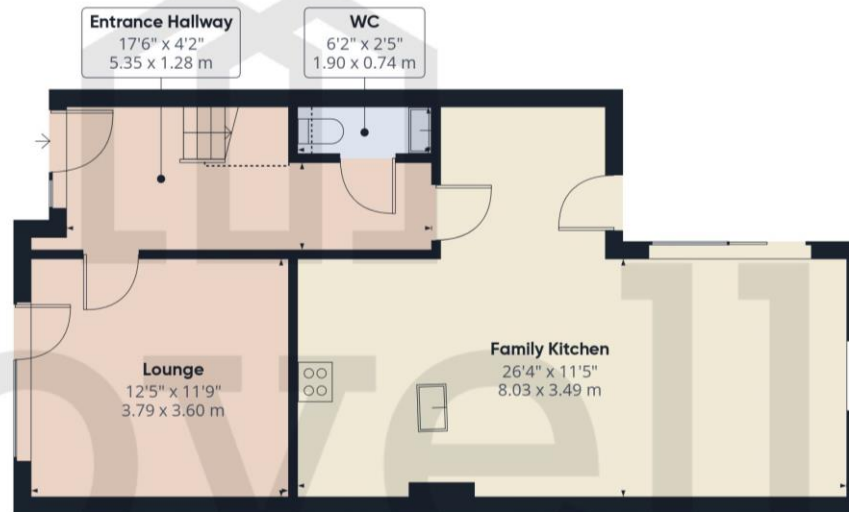
Approaching, the driveway enhances the stature of this property, providing ample off street parking and access to the rear garden. Once inside, the hallway invites you to explore this tasteful accommodation. Further on, the stylish family kitchen offers a great place for the family to gather, dine, entertain, or enjoy a quiet moment. While the utility area and WC make it easy for everyday chores. Finishing the ground floor is the bright lounge, perfect for relaxing. While the first floor offers three bedrooms, with the principal one benefitting from an en-suite, while the rest from a modern family bathroom.

Not to forget, the rear garden. Fully enclosed by fencing and offering privacy from surrounding properties. Finished with a delightful patio and a further decking area.

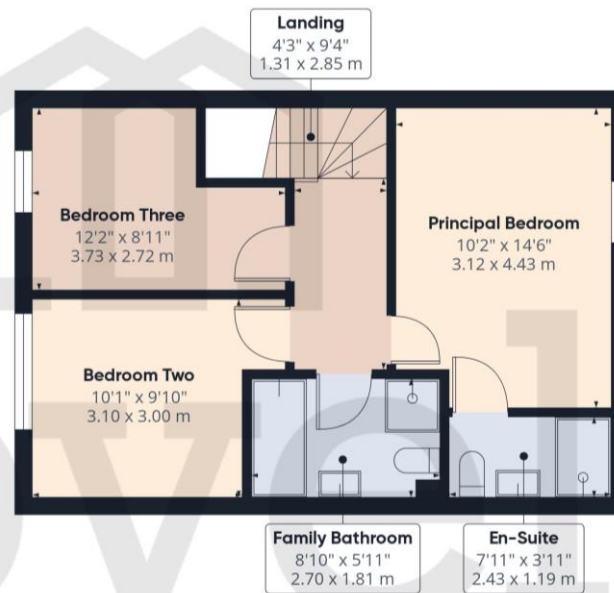
Viewing is a pure delight.



FLOORPLAN



Ground Floor



Floor 1

Frederick Fields, 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		93 A
81-91	B	84 B	
69-80	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 5.35m x 1.28m (17'7" x 4'2")

Entered through a composite door with a sidelight into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. (Benefitting from underfloor heating throughout the ground floor.)

LOUNGE 3.79m x 3.6m (12'5" x 11'10")

Floor to ceiling window and a fully glazed UPVC door to the front elevation.

FAMILY KITCHEN: 8.03m x 3.49m (26'4" x 11'6")

KITCHEN

Comprehensive range of wall and base units with contrasting work surfaces. Inset electric oven, microwave and a four ring halogen hob with an extraction canopy over. Integral dishwasher, fridge freezer and a wine cooler. Black composite sink and drainer with a swan neck mixer tap. Finished with a breakfast bar.

FAMILY/DINING AREA

Great space to relax in or entertain guests and friends. Flooded with light thanks to the skylight and sliding patio doors, windows to the rear garden and patio.

UTILITY AREA

Range of wall and base units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer. Window to the rear elevation.

WC 1.9m x 0.74m (6'2" x 2'5")

Two piece suite incorporating a pedestal wash hand basin with a mixer tap and a push button WC.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.12m x 4.43m (10'2" x 14'6")

Window to the rear elevation. Door to the en-suite.

EN-SUITE 2.43m x 1.19m (8'0" x 3'11")

Three piece suite incorporating a push button WC, pedestal wash hand basin with a mixer tap and a walk-in shower cubicle with a rain shower over.

BEDROOM TWO 3.1m x 3m (10'2" x 9'10")

Window to the front elevation.

BEDROOM THREE 3.73m x 2.72m (12'2" x 8'11")

Window to the front elevation.

FAMILY BATHROOM 2.7m x 1.81m (8'11" x 5'11")

Four piece suite incorporating a freestanding bathtub with a shower attachment, corner shower cubicle with a rain shower over, push button WC and a pedestal wash hand basin with a mixer tap. Chrome effect towel rail radiator and a roof window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Block paved driveway providing off street parking and finished with mature shrubbery, gated access to the rear of the property.

REAR ELEVATION

Low maintenance rear garden. Predominantly laid with artificial lawn and slate. Fully enclosed by fencing and brick walls. Charming patio area and further decking area provide great spaces to entertain guests and friends.

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- 15 Mbps (download speed), 1 Mbps (upload speed),
Superfast- 52 Mbps (download speed), 8 Mbps (upload speed),
Ultrafast- 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

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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.

