



Willow Gardens, Barrow-upon-Humber, North Lincolnshire

Offers over £495,000

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lovelle



Key Features

- Total Floor Area:- 186 Square Metres
- Lounge
- Kitchen Diner
- Utility Room & Cloakroom, WC
- Five Bedrooms
- En-Suite & Family Bathroom
- Integral Garage
- Spacious Driveway
- Enclosed Rear Garden
- Gated Private Access
- EPC rating C





DESCRIPTION

Located in the highly sought after village of Barrow-upon-Humber is this executive four bedroom family residence with gated private access.

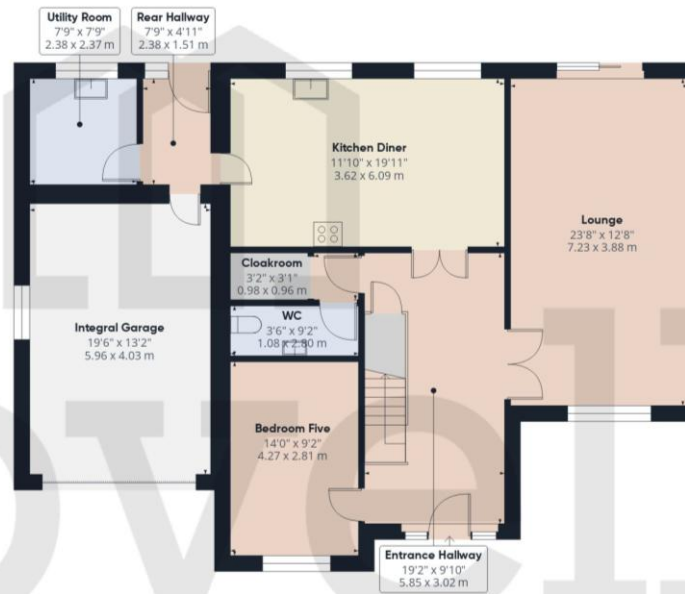
Upon arriving, you are greeted by a sweeping driveway and a colourful front garden. Offering ample off-street parking and access to the garage. Once inside, it opens to a spacious hallway with a handy cloakroom and WC. Further on, there is a bright lounge and a downstairs bedroom. Great spaces to entertain or receive guests in. Not to forget, the fully equipped kitchen diner with an adjacent utility room, adding versatility and convenience to the property. While the first floor offers four bedrooms with the principal one benefitting from an en-suite and the rest from a family bathroom.

Finishing this home is the rear garden. Fully enclosed and adorned with colorful plantings and a manicured lawn. A delightful summer house makes it perfect for outdoor entertaining.

Viewing of this home is highly recommended!



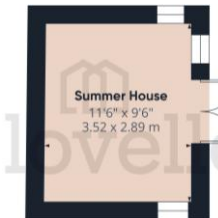
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Willow Gardens, Barrow-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band E

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		82 B
69-80	C	69 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 5.85m x 3.02m (19'2" x 9'11")

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

BEDROOM FIVE 4.27m x 2.81m (14'0" x 9'2")

Window to the front elevation.

LOUNGE 7.23m x 3.88m (23'8" x 12'8")

Contemporary Adam style fire surround housing a cast iron stove, perfect for cold winter evenings. Dual aspect with a window to the front elevation and sliding patio doors to the rear elevation.

KITCHEN DINER 3.62m x 6.09m (11'11" x 20'0")

Comprehensive range of wall and base units in a cream finish with contrasting granite work surfaces, upstands and decorative tiled splash backs. Inset electric oven and a combination microwave, five ring Induction hob with an extraction canopy over. Integral fridge and freezer and a dishwasher. Inset porcelain one and a half bowl sink and drainer with a swan neck mixer tap.

Two windows to the rear elevation and a door to the utility room.

Finished with a dining area.

UTILTIY ROOM 2.38m x 2.37m (7'10" x 7'10")

Range of wall and base units with contrasting granite effect work surfaces, upstands and tiled splash backs. Stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer.

Window to the rear elevation.

CLOAKROOM 0.98m x 1.96m (3'2" x 6'5")

WC 1.08m x 2.8m (3'6" x 9'2")

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

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.9m x 4.09m (12'10" x 13'5")

Fitted bedroom furniture incorporating multiple wardrobes. Window to the front elevation and a door to the en-suite.

EN-SUITE 3.2m x 2.19m (10'6" x 7'2")

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. Chrome effect towel rail radiator and decorative tiles throughout.

Window to the rear elevation.

BEDROOM TWO 4.64m x 2.84m (15'2" x 9'4")

Fitted bedroom furniture incorporating a double wardrobe. Window to the front elevation.

BEDROOM THREE 3.19m x 2.72m (10'6" x 8'11")

Fitted bedroom furniture incorporating a double wardrobe. Window to the rear elevation.

BEDROOM FOUR 3.16m x 2.63m (10'5" x 8'7")

Fitted bedroom furniture incorporating a double wardrobe. Window to the rear elevation.

FAMILY BATHROOM 3.22m x 2.18m (10'7" x 7'2")

Four piece suite incorporating a double ended bath with a mixer tap, shower cubicle with rain shower, vanity 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**

Predominantly laid to lawn with colourful borders and two driveways offering ample off-street parking and access to the integral garage.

INTEGRAL GARAGE *5.96m x 4.03m (19'7" x 13'2")*

Electric up and over door. Power and lighting.

REAR ELEVATION

Fully enclosed by fencing and evergreen hedging. Predominantly laid to lawn with colorful and mature flower borders and multiple patio areas. Finished with a summer house and an outdoor kitchen, great for entertaining or hosting.

SUMMER HOUSE *3.52m x 2.89m (11'6" x 9'6")*

Timber construction with power and lighting. Great space to entertain guests in.

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- 17 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 - Great,
Indoors - Good,
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.

