



Palmer Lane, Barrow-upon-Humber, North Lincolnshire

Offers over £270,000

 4  2  3

  
lovell







## Key Features

- Total Floor Area: 137 Square Metres
- Lounge & Dining Room
- Fully Equipped Kitchen
- Office/Family Room
- Three First Floor Bedrooms
- Ground Floor Bedroom & En-Suite
- Family Bathroom
- Courtyard & Landscaped Garden
- Workshop/Detached Garage & Summerhouse
- Driveway
- EPC rating D







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## DESCRIPTION

Welcome to this semi-detached four bedroom home, nestled in the tranquil village of Barrow-Upon-Humber.

Approaching this property, you are greeted with a driveway leading to the rear garden. Once inside the door to the right takes you to the ground floor bedroom with an en-suite. Door to the left - a spacious dining room and lounge. Great space to entertain and receive guests in. Not to forget the fully equipped kitchen with an adjacent office/family room. While the first floor offers three bedrooms with the principal one benefitting from an en-suite and the rest from a family bathroom.

As for the rear garden. Spacious with a fabulous patio and divided into multiple "garden rooms", enveloping you in a haven of nature. Filled with mature trees and shrubbery making it feel private and secluded. Finished with a summerhouse and a detached garage, currently used as a workshop.

This home promises an exceptional fusion of comfort and convenience.

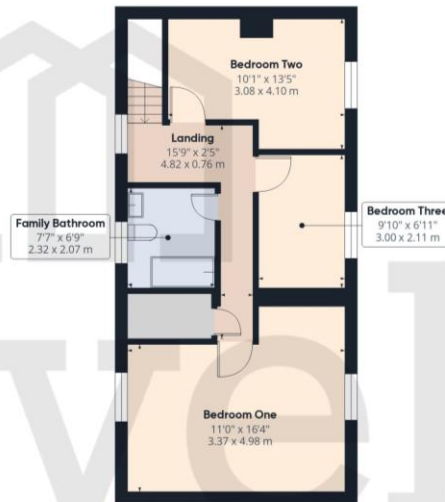
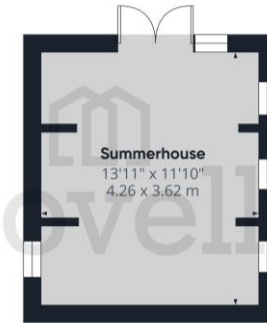
Book your viewing today!



## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



## Palmer Lane, 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		
55-68	D	65 D	77 C
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.



**ENTRANCE** 1.19m x 1.12m (3'11" x 3'8")

Entered through fully glazed UPVC doors into the rear hallway. Doors to all principal rooms.

**DINING ROOM** 2.49m x 5.17m (8'2" x 17'0")

Perfect for entertaining guests or to enjoy moments with family.

Dual aspect with windows to the front and rear elevation.

**LOUNGE** 3.5m x 5.22m (11'6" x 17'1")

Bright and airy room with a window to the front elevation. Grounding this space is the Adam style brick fireplace housing a cast iron stove, perfect for those cold winter evenings. Archway to the dining room and a staircase to the first floor accommodation.

**KITCHEN** 3.29m x 4.52m (10'10" x 14'10")

Comprehensive range of wall and base units in a grey finish with contrasting work surfaces and decorative tiled splash backs. Inset stainless steel sink and drainer with a swan neck mixer tap. Integral electric oven, microwave and a four ring gas hob with an extraction canopy over.

Flooded with light by a fully glazed UPVC door opening to the side elevation and a further window to the side elevation. Steps to the office/family room.

**OFFICE/FAMILY ROOM** 2.64m x 4.66m (8'8" x 15'4")

Great space for a home office or a multipurpose room.

Window to the rear elevation and sliding patio doors to the side elevation.



**BEDROOM FOUR** 3.05m x 4.97m (10'0" x 16'4")

Dual aspect with windows to the front and rear elevation. Door to the en-suite and a handy storage cupboard.

**EN-SUITE** 1.19m x 2.94m (3'11" x 9'7")

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Towel rail radiator and decorative tiles throughout.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 3.37m x 4.98m (11'1" x 16'4")

Dual aspect with windows to the rear and front elevation. Storage cupboard.

**BEDROOM TWO** 3.08m x 4.1m (10'1" x 13'6")

Window to the front elevation.

**BEDROOM THREE** 3m x 2.11m (9'10" x 6'11")

Window to the front elevation.

**FAMILY BATHROOM** 2.32m x 2.07m (7'7" x 6'10")

Three piece bathroom suite incorporating a "P" shaped bathtub with an electric shower over, push button WC and a vanity wash hand basin with a mixer tap. Towel rail radiator and a window to the front elevation.

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

Driveway leading to the rear garden.

**REAR ELEVATION:**

Fully enclosed rear garden by wooden fencing and surrounded by mature trees and shrubbery. Laid to lawn with a delightful seating areas and raised borders, perfect to enjoy the beauty of this garden.

Finished with a summerhouse and a detached garage, currently used as a workshop.

**WORKSHOP/OFFICE** *3.85m x 7.94m (12'7" x 26'0")*

Fully boarded loft, power and lighting.

**SUMMERHOUSE** *4.26m x 3.62m (14'0" x 11'11")***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- 18 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 72 Mbps (download speed), 17 Mbps (upload speed),  
Ultrafast - 1800 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
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 Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

