



Ferry Road, Barrow-upon-Humber, North Lincolnshire

£399,950

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 lovella



lovelle

Key Features

- Total Floor Area: 139 Square Metres
- Lounge & Conservatory
- Family Room/Office
- Family Kitchen
- Utility Room & WC
- Four Bedrooms
- Family Bathroom & En-Suite
- Detached Garage & Driveway
- Fully Enclosed Rear Garden
- Immaculately Presented Throughout
- EPC rating C





DESCRIPTION

Situated in the tranquil village of Barrow is this detached family home. Offering spacious accommodation over three floors, creating an exquisite home.

The gated driveway offers abundant off street parking for multiple vehicles, access to the detached garage and rear garden, and added security. Once inside, the entrance hallway invites you to the bright lounge with the adjacent conservatory and the cosy study, creating the perfect relaxing atmosphere for the full family. Exploring deeper, the family kitchen with a dining area make it a great space to entertain or enjoy family evenings together. While the utility areas add functionality and storage space. As you make your way to the first floor, you are welcomed by three bedrooms and a study. With the principal one having its own en-suite shower room. All while the rest are benefitting from a family bathroom. Continuing to the second floor, there is a further double bedrooms and access to the loft.

Finishing this home is the enclosed rear garden with an extended patio area. Fully laid to lawn and surrounded by wooden fencing.

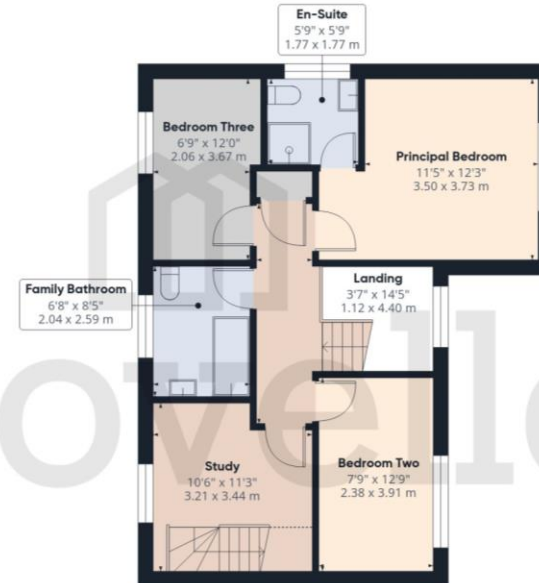
Do not miss this opportunity and book a viewing today!



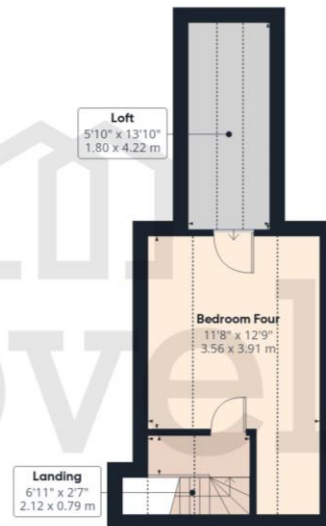
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



ENTRANCE 4.73m x 2.06m (15'6" x 6'10")

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

FAMILY ROOM/OFFICE 3.26m x 2.6m (10'8" x 8'6")

Charming space for the family to enjoy or use as a home office.

Window to the front elevation.

LOUNGE 4.35m x 3.65m (14'4" x 12'0")

Bright room with feature double opening French doors to the conservatory.

CONSERVATORY 3.49m x 2.91m (11'6" x 9'6")

Constructed on a low rise brick wall and fully double glazed with a polycarbonate roof.

FAMILY KITCHEN 5.73m x 3.93m (18'10" x 12'11")

Range of wall and base units in a dove grey finish with contrasting marble effect work surfaces and tiled splashbacks. One and a half bowl stainless steel sink and drainer with a swan neck mixer tap. Freestanding range cooker with multiple ovens, five ring hob and an extraction canopy over. Integral dishwasher and space for an American style fridge freezer.

Finished with a dining area.

Windows to the front and rear elevation and a door to the utility room.

UTILITY ROOM 1.69m x 3.49m (5'6" x 11'6")

Range of wall and base units with a contrasting work surface and tiled splashback. Inset stainless steel sink and drainer with a swan neck mixer tap.

Plumbing for a washing machine and space for a tumble dryer.

Half glazed UPVC door to the side elevation and a window to the rear elevation.

WC 1.95m x 1m (6'5" x 3'4")

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

Window to the front elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.5m x 3.73m (11'6" x 12'2")

Fitted bedroom furniture incorporating multiple wardrobes.

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

EN-SUITE 1.77m x 1.77m (5'10" x 5'10")

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

Chrome effect towel rail radiator and decorative tiles throughout.

Window to the side elevation.

BEDROOM TWO 2.38m x 3.91m (7'10" x 12'10")

Window to the rear elevation.

BEDROOM THREE 2.06m x 3.67m (6'10" x 12'0")

Window to the front elevation.

STUDY 3.21m x 3.44m (10'6" x 11'4")

Window to the front elevation and a staircase to the second floor.

FAMILY BATHROOM 2.04m x 2.59m (6'8" x 8'6")

Three piece bathroom suite incorporating a bathtub with a mixer tap and a shower over, low flush WC and a vanity wash hand basin with a mixer tap.

Decorative tiles throughout and a window to the front elevation.

SECOND FLOOR ACCOMMODATION:**BEDROOM FOUR** *3.56m x 3.91m (11'8" x 12'10")*

Five roof windows to the front elevation and door to the loft.

LOFT *1.8m x 4.22m (5'11" x 13'10")*

Fully boarded, power and lighting.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Gated front garden, predominantly laid to gravel offering ample off-street parking and access to the detached garage. Surrounded by fencing and evergreen hedging offering privacy from the surrounding properties.

DETACHED GARAGE *5.84m x 3.55m (19'2" x 11'7")*

Electric roller door, power and lighting.

REAR ELEVATION

Fully enclosed by wooden fencing and laid to lawn with a quaint patio area. Perfect for entertaining friends and family. Adorned with mature trees, shrubbery and colourful plantings. Finished with a timber constructed garden shed.

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- 14 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 52 Mbps (download speed), 8 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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