





Ferry Road, Barrow-upon-Humber, North Lincolnshire £399,950











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 ensuite 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!







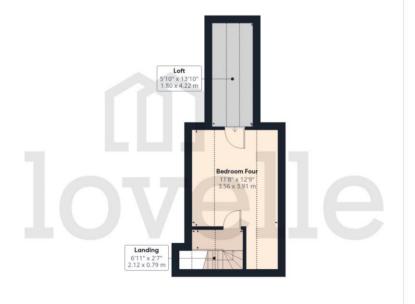
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Ferry Road, 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

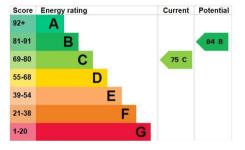
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SKB Estates Limited T/A Lovelle Estate Agency

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.



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 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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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.





