



Ferry Road East, Barrow-upon-Humber, North Lincolnshire

Offers over £500,000





Key Features

- Total Floor Area: 316 Square Metres
- Close to Local Amenities
- Dining Room & Kitchen
- Garden Room & Lounge
- Utility Room, Laundry Room & Downstairs WC
- Five Double Bedrooms
- Three En-Suites, Bathroom
- Dressing Room
- Integral Garage & Driveway
- Enclosed Rear Garden & Courtyard
- EPC rating B





DESCRIPTION

Hidden in the serene village of Barrow Upon Humber is this opulent detached family home. Offering spacious accommodation over three floors, perfect for entertaining and ready to move into!

Approaching this home you are greeted by a vast driveway offering plenty of off street parking. Upon entering, the hall acts as a grounding feature to this home. To your right is the lounge, perfect space to unwind and receive guests in. While straight on is the fully equipped country style kitchen with its adjacent dining room. Not to forget the utility areas, adding versatility and convenience to this property. Finishing the ground floor is the garden room, inviting you to pause for a moment and enjoy the calming views of the rear garden and the courtyard.

As you make your way to the first floor, two double bedrooms and the principal suite with its own dressing room welcome you. All benefitting from en-suite bathrooms. While the second floor offers further two double bedrooms and a bathroom.

Once you have finished admiring this grand home, you find yourself in the rear garden. An intimate space with seating areas, well looked after flower borders and a fabulous manicured lawn. All surrounded by mature, colourful plantings and trees. Perfect to entertain guests and family or enjoy some peace and quiet.

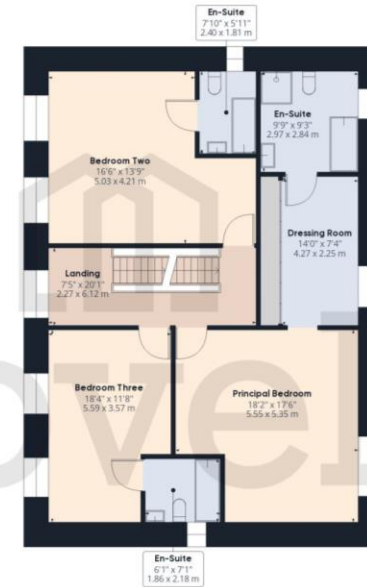
Do not miss this opportunity to acquire such a prestigious family home!



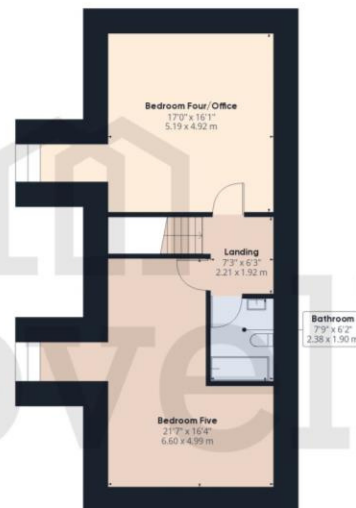
FLOORPLAN



Ground Floor



Floor 1



Floor 2

Fe rry Road East, Barrow-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band G

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 01652 636587 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	85 B	85 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 HALL 4.94m x 3.34m (16'2" x 11'0")

Entered through a UPVC door with a sidelight into the entrance hall. Doors to all principal rooms and a staircase to further accommodation.

LOUNGE 5.01m x 5.58m (16'5" x 18'4")

Spacious room with a feature Adam style fireplace housing a gas stove sitting on a tiled hearth. Perfect for those cold winter evenings. Double opening doors to the dining room and two windows to the front elevation.

DINING ROOM 3.95m x 3.56m (13'0" x 11'8")

Bright room with double opening French doors to the courtyard. Perfect for family meals or hosting a party.

KITCHEN 3.93m x 5.28m (12'11" x 17'4")

Comprehensive range of wall and base units in a duck egg blue finish with contrasting work surfaces and tiled splash backs. Belfast sink and drainer with a swan neck mixer tap. Inset eye level electric oven and a five ring gas hob with an extraction canopy over. Integral dishwasher and space for a tall fridge freezer. Doors to the laundry and garden room.
Window overlooking the courtyard.

UTILITY ROOM 1.16m x 3.88m (3'10" x 12'8")

Door to the garage and housing the combination boiler.

LAUNDRY ROOM 2.68m x 3.1m (8'10" x 10'2")

Range of wall and base units with a contrasting work surface and tiled splash back. Composite sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer.

Window and a half glazed UPVC door to the side elevation.

WC 0.96m x 1.92m (3'1" x 6'4")

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

GARDEN ROOM 6.02m x 6m (19'10" x 19'8")

Generous space to entertain, host a party or have family time. Two double opening French doors flood this space with light and offer great views over the rear garden and the courtyard. Finished with a brick Inglenook fireplace housing a multi-fuel burner.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL SUITE:

BEDROOM 5.35m x 5.55m (17'7" x 18'2")

Window to the rear elevation and a door to the dressing room.

DRESSING ROOM 2.25m x 4.27m (7'5" x 14'0")

Fitted bedroom furniture incorporating multiple wardrobes and shelving. Door to the en-suite and a window to the rear elevation.

EN-SUITE 2.84m x 2.97m (9'4" x 9'8")

Four piece suite incorporating a corner shower cubicle with a shower over, whirlpool spa bath with a mixer tap, vanity wash hand basin with a mixer tap and a push button WC.

Chrome effect towel rail radiator, ceramic tiles throughout and a window to the rear elevation.

BEDROOM TWO 4.21m x 5.03m (13'10" x 16'6")

Two windows to the front elevation and a door to the en-suite.

EN-SUITE 1.81m x 2.4m (5'11" x 7'11")

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

Ceramic tiles throughout and a window to the side elevation.

BEDROOM THREE 3.57m x 5.59m (11'8" x 18'4")

Two windows to the front elevation and a door to the en-suite.

EN-SUITE 2.18m x 1.86m (7'2" x 6'1")

Three piece suite incorporating a bathtub with a mixer tap and an electric shower over, vanity wash hand basin with a mixer tap and a push button WC.

Ceramic tiles throughout and a window to the side elevation.

SECOND FLOOR AC COMMODATION:

BEDROOM FOUR/OFFICE 4.92m x 5.19m (16'1" x 17'0")

Perfect space to use as a study or a home office.

Window to the front elevation.

BEDROOM FIVE 4.99m x 6.6m (16'5" x 21'8")

Window to the front elevation.

BATHROOM 1.9m x 2.38m (6'2" x 7'10")

White three piece bathroom suite incorporating a bathtub with a mixer tap and an electric shower over, push button WC and a vanity wash hand basin with a mixer tap.

Decorative tiles throughout and a roof window to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Formal front garden with a fully block paved frontage offering off street parking for multiple vehicles and access to the integral garage. Surrounded by a decorative brick wall and mature hedging and colourful plantings. Gated access to the rear.

INTEGRAL GARAGE 5.79m x 3.95m (19'0" x 13'0")

Up and over door, power and lighting.

REAR ELEVATION:

COURTYARD

Fully block paved with raised flower borders. Great space to entertain in or enjoy a quiet moment to yourself.

GARDEN

Fully enclosed rear garden with a manicured lawn and a delightful patio area. Surrounded by colourful plantings, flower borders and mature trees, making it feel cosy and private.

LOCATION

Barrow-upon-Humber is a highly regarded residential village, with local shops, pub, 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 - 80 Mbps (download speed), 20 Mbps (upload speed).

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

