



Wolsey Drive, Barrow-upon-Humber, North Lincolnshire

£315,000

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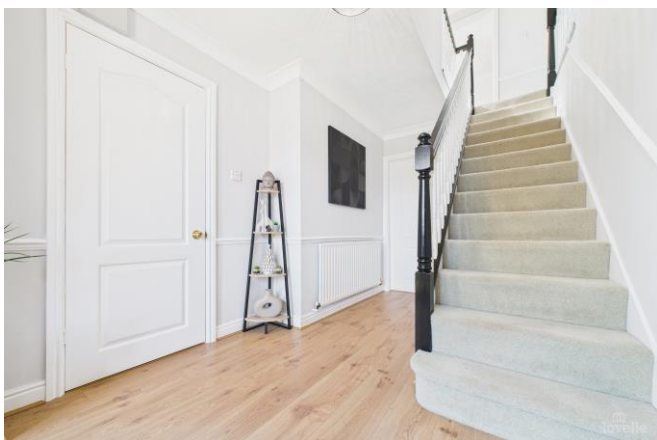
  
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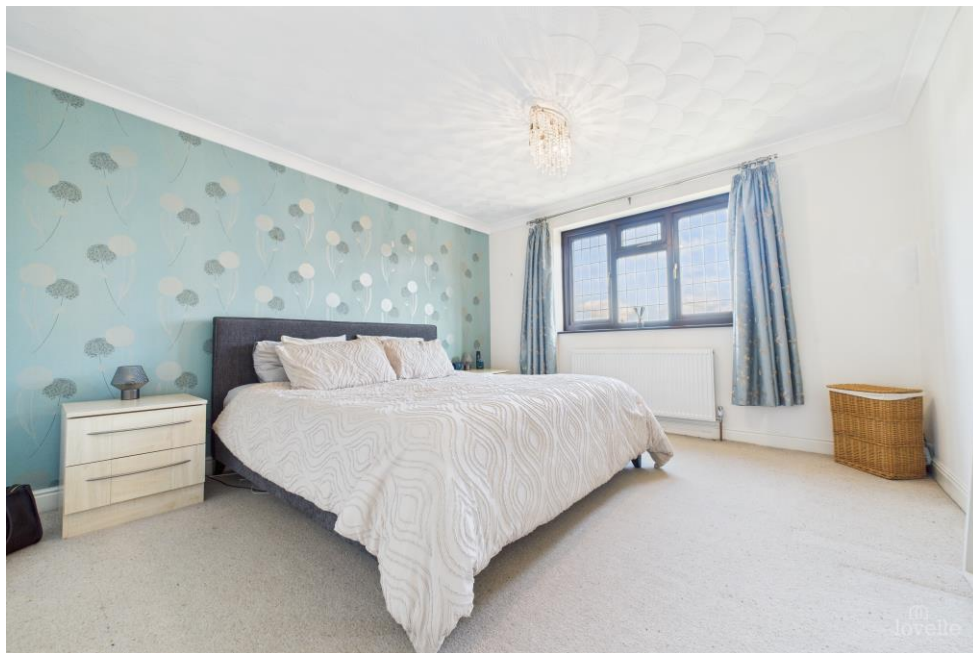


## Key Features

- \*\*NO CHAIN\*\*
- Total Floor Area:- 118 Square Metres
- Lounge & Dining Room
- Kitchen & Utility Room
- Downstairs WC
- Four Bedrooms
- En-Suite & Family Bathroom
- Enclosed Rear Garden
- Double Detached Garage
- Driveway
- EPC rating D









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## DESCRIPTION

**\*\*NO CHAIN\*\***

This four bedroom detached home offers functional accommodation over two floors.

Incorporating a fabulous lounge with a feature fireplace and the adjoining dining room with sliding patio doors taking you out to the rear garden. A wonderful space to entertain family and friends. As you make your way through this home, you are greeted by a fully equipped kitchen that benefits from a utility room and a downstairs WC.

While the first floor accommodation offers four bedrooms with the principal bedroom benefitting from an en-suite shower room, and the rest from a family bathroom.

As you finish exploring this home, you find yourself in the rear garden, fully enclosed and private. Finished with mature plantings and access to the detached garage. A lovely outdoor space for the family to enjoy.

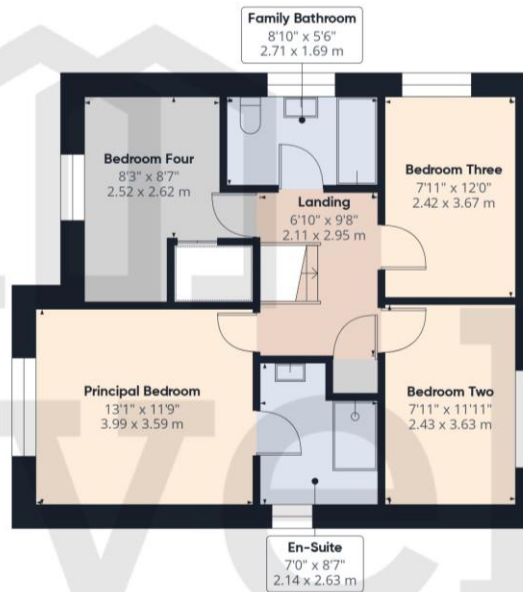
Viewing is an Absolute Must!



## FLOORPLAN



Ground Floor



Floor 1



## Wolsey Drive, 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		83 B
69-80	C		
55-68	D	65 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.

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**ENTRANCE** 3.95m x 2.39m (13'0" x 7'10")

Entered through a UPVC door, with sidelights, into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Finished with a handy under stairs cupboard.

**LOUNGE** 5.22m x 3.62m (17'1" x 11'11")

Bright and spacious lounge with a feature fireplace housing a cast iron stove and finished with a rustic wooden mantelpiece. A grounding feature to this room.

"Picture" window to the front elevation and double opening doors leading to the dining room.

**DINING ROOM** 3.38m x 3.16m (11'1" x 10'5")

An attractive space, hidden away and overlooking the garden through the sliding patio doors, makes this the perfect place to dine and receive guests. Door to the kitchen.

**KITCHEN** 2.79m x 4.18m (9'2" x 13'8")

Range of wall and base units in an oak finish with contrasting work surfaces and tiled splash backs. Composite one and a half bowl sink and drainer with a swan neck mixer tap. Inset electric double oven and a four ring induction hob with an extraction canopy over. Integral dishwasher and space for a tall fridge freezer.

Dual aspect with windows to the rear and side elevation. Door to the utility room.

**UTILITY ROOM** 2.72m x 1.6m (8'11" x 5'2")

Range of wall units with a contrasting work surface. Plumbing for a washing machine, space for a tumble dryer and a further space for an under counter appliance. Housing the combination boiler.

Window and a half glazed door to the side elevation.

**WC** 1.52m x 1.19m (5'0" x 3'11")

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

Window to the front elevation and a built in storage cupboard.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.99m x 3.59m (13'1" x 11'10")

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

**EN-SUITE** 2.14m x 2.63m (7'0" x 8'7")

Three piece suite incorporating a walk in shower cubicle with a shower over, push button WC and a pedestal hand wash basin with a mixer tap.  
Decorative tiles throughout and a window to the side elevation.

**BEDROOM TWO** 2.43m x 3.63m (8'0" x 11'11")

Window to the rear elevation.

**BEDROOM THREE** 2.42m x 3.67m (7'11" x 12'0")

Window to the side elevation.

**BEDROOM FOUR** 2.52m x 2.62m (8'4" x 8'7")

Fitted bedroom furniture incorporating a wardrobe, built in storage cupboard.  
Window to the front elevation.

**FAMILY BATHROOM** 2.71m x 1.69m (8'11" x 5'6")

Three piece suite incorporating a bathtub with a mixer tap and a rain shower over, push button WC and a pedestal hand wash basin with a mixer tap.  
Decorative tiles throughout and a window to the side elevation.

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

Spacious front garden, fully laid to lawn and surrounded by evergreen hedging and mature trees.

**DOUBLE DETACHED GARAGE** *5.03m x 5.52m (16'6" x 18'1")*

Up and over door, power and lighting.

**REAR ELEVATION**

Private rear garden, fully enclosed by fencing creating a feel of cosines and being enveloped in nature. With mature shrubbery and plantings adorning the boundary of this property. Predominantly laid to lawn with a delightful patio area, perfect for relaxing. Hiding around the corner is the side courtyard. Finished with gated access to the front of the property, as well as a door to the garage.

**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- 15 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 75 Mbps (download speed), 18 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.

