



Varah Close, Barton-upon-Humber, North Lincolnshire

Offers over £260,000




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Key Features

- Total Floor Area:- 103 Square Metres
- Kitchen & Dining Room
- Lounge
- Downstairs WC
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Enclosed Rear Garden
- Detached Garage
- Driveway
- EPC rating B





DESCRIPTION

Set at the edge of town is this four bedroom detached home. On the market looking for someone new to make it their own.

Offering deceptively spacious accommodation over two floors. Opening with a bright hallway and a convenient downstairs WC, adding versatility to the property. Doors to the right take you to the spacious lounge, great space for a family to enjoy. Continuing, doors to the left open to a modern kitchen and adjacent dining room with views over the rear garden. While the first floor offers four bedrooms with the principal one having an en-suite and the rest benefitting from a stylish family bathroom.

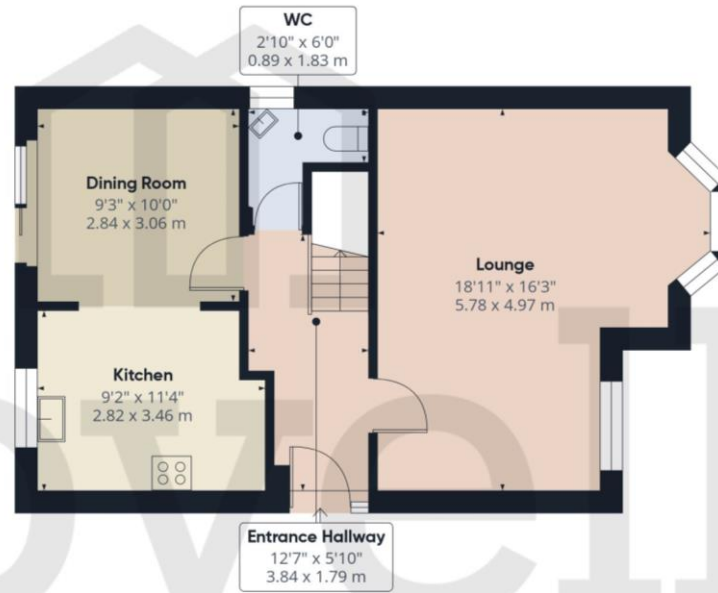
Finishing this home is the rear garden. Fully enclosed with a manicured lawn and a delightful seating area. Gated access to the garage and driveway

This property seamlessly combines convenience and practicality, making it an ideal choice for family living.

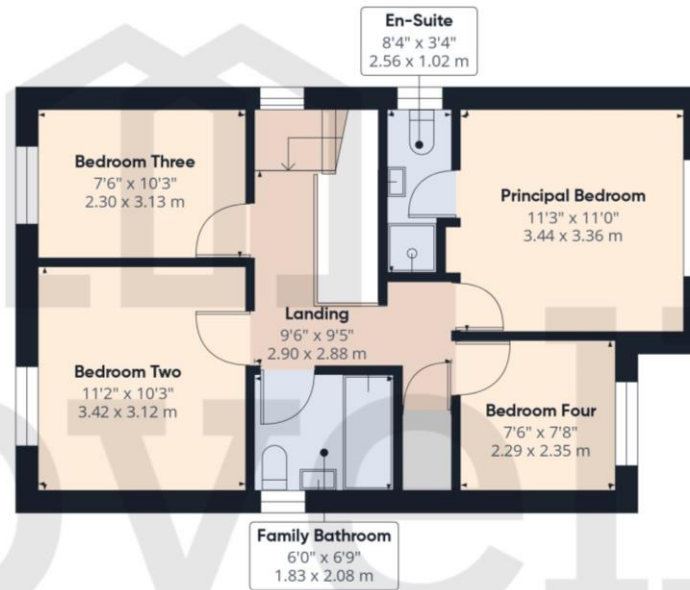
Arrange your viewing today!



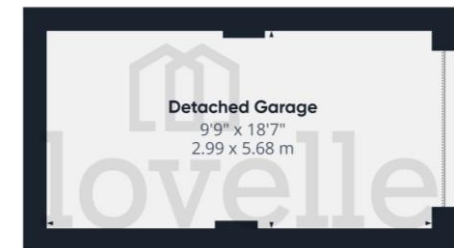
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Varah Close, Barton-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	87 B	87 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 3.84m x 1.79m (12'7" x 5'11")

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

LOUNGE 5.78m x 4.97m (19'0" x 16'4")

Bright and airy space with a feature Adam style fireplace surround housing a gas fire.

Bay window and a further window to the front elevation.

KITCHEN 2.82m x 3.46m (9'4" x 11'5")

Range of wall and base units in a white finish with contrasting work surfaces and decorative splashbacks.

Inset double oven and a four ring gas hob. Inset Belfast sink with a swan neck mixer tap.

Window to the rear elevation and an archway to the dining room.

DINING ROOM 2.84m x 3.06m (9'4" x 10'0")

Great space to receive guests in or have family meals. Offering great views of the garden and patio.

WC 0.89m x 1.83m (2'11" x 6'0")

Two piece suite incorporating a push button WC and a wall mounted wash hand basin with a mixer tap, chrome effect towel rail radiator.

Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.44m x 3.36m (11'4" x 11'0")

Fitted bedroom furniture incorporating multiple wardrobes.

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

EN-SUITE 2.56m x 1.02m (8'5" x 3'4")

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap, chrome effect towel rail radiator and decorative tiles to the wet areas.

Window to the side elevation.

BEDROOM TWO 3.42m x 3.12m (11'2" x 10'2")

Fitted bedroom furniture incorporating multiple wardrobes.

Window to the rear elevation.

BEDROOM THREE 2.3m x 3.13m (7'6" x 10'4")

Window to the rear elevation.

BEDROOM FOUR 2.29m x 2.35m (7'6" x 7'8")

Window to the front elevation.

FAMILY BATHROOM 1.83m x 2.08m (6'0" x 6'10")

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

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid to lawn with a driveway to the side of the property, offering ample off street parking and access to the detached garage and rear garden.

DETACHED GARAGE *2.99m x 5.68m (9'10" x 18'7")*

Electric roller door, power and lighting.

REAR ELEVATION

Fully enclosed by fencing and offering privacy from the surrounding properties. Predominantly laid to lawn with two delightful patio areas. Perfect for relaxing or entertaining guests. Finished with raised flower borders.

LOCATION

Barton-upon-Humber is a highly regarded historic market town with Primary and Senior schools, quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops and two petrol stations. It benefits from numerous recreational facilities and is surrounded by open countryside. The distinctive Churches, library, wildlife reserves and popular museums allow you to enjoy peace and tranquillity whilst the shopping and nightlife of neighbouring towns means you are never far away from a faster pace of life!

BROADBAND TYPE

Standard- 13 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 80 Mbps (download speed), 20 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.

