



Canberra View, Barton-upon-Humber, North Lincolnshire

£325,000

4 2 2

lovelle



Key Features

- ****NO CHAIN****
- Total Floor Area: 125 Square Metres
- Sought After Location
- Open Plan Family Kitchen
- Utility Room & Downstairs WC
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Integral Garage
- Spacious Driveway
- EPC rating B





DESCRIPTION

****NO CHAIN****

Falkland Way is an attractive development of stylish and charming properties with views of the Humber Bridge. Offering generous living space, modern comforts, and fantastic kerb appeal is this detached home. Perfect for families seeking space, style, and convenience. Approaching, you are greeted by an extended driveway, providing ample off-street parking for multiple vehicles. Once inside, it reveals a bright lounge with a charming Inglenook fireplace. Further on, there is a contemporary family kitchen, with a dining area and a sunroom. Perfect to entertain friends and family in. Not to forget the utility room and downstairs WC, adding functionality and versatility to the property. While the first floor features four bedrooms with the principal one benefitting from an en-suite shower room and the rest from a family bathroom. Finished by a fully enclosed rear garden. Laid to lawn with a patio area. Perfect for entertaining family and guests.

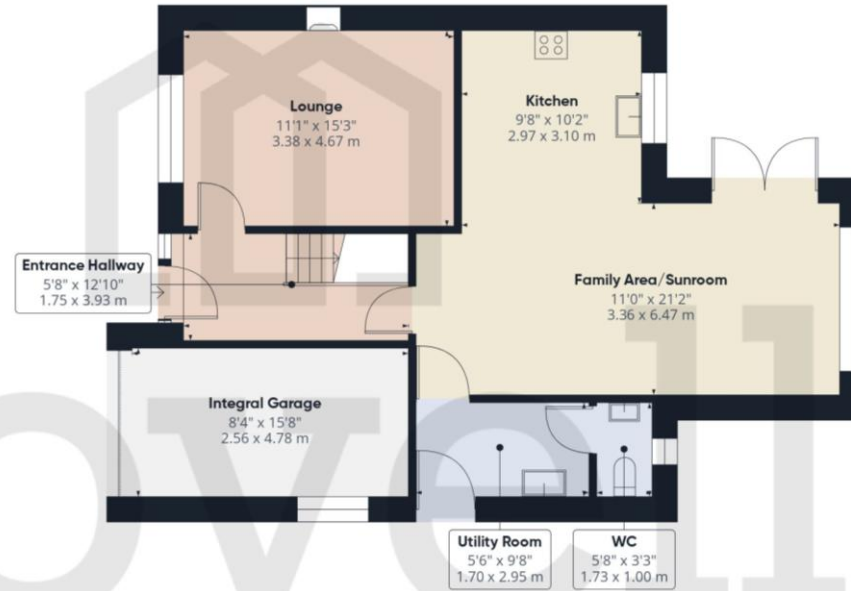
Bright, airy rooms and thoughtful layout ensure a comfortable and welcoming atmosphere throughout. With its prime location close to local schools, amenities, and transport links, this is a superb opportunity to own a substantial family home in a thriving and friendly community.

Early viewing is highly recommended to fully appreciate the space, quality, and outstanding setting on offer.

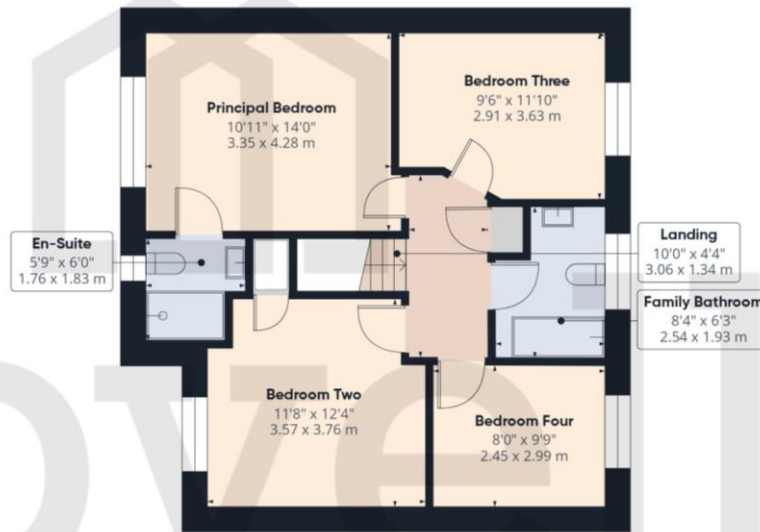
Book your viewing today.



FLOORPLAN



Ground Floor



Floor 1



Canberra View, 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.lovell.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		93 A
81-91	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 1.75m x 3.93m (5'8" x 12'11")

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

LOUNGE 3.38m x 4.67m (11'1" x 15'4")

Bright room with an Inglenook fireplace acting as a grounding feature.

Window to the front elevation.

FAMILY KITCHEN:

KITCHEN 2.97m x 3.1m (9'8" x 10'2")

Range of wall and base units in a dove grey finish with contrasting quartz work surfaces and upstands. Inset stainless steel sink and drainer with a swan neck mixer tap. Inset double electric oven and a five ring hob with an extraction canopy over. Integral dishwasher and a tall fridge freezer.

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

DINING AREA/SUNROOM 3.36m x 6.47m (11'0" x 21'2")

Great space to unwind in or entertain guests.

Window to the rear elevation and double opening French doors to the patio.

UTILITY ROOM 1.7m x 2.95m (5'7" x 9'8")

Range of wall and base units with a contrasting work surface and upstand. Plumbing for a washing machine and space for a tumble dryer. Stainless steel sink and drainer with a swan neck mixer tap. Half glazed UPVC door to the side elevation.

WC 1.73m x 1m (5'8" x 3'4")

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

Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.35m x 4.28m (11'0" x 14'0")

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

EN-SUITE 1.76m x 1.83m (5'10" x 6'0")

Three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles to the wet areas.

Window to the front elevation.

BEDROOM TWO 3.57m x 3.76m (11'8" x 12'4")

Window to the front elevation.

BEDROOM THREE 2.91m x 3.63m (9'6" x 11'11")

Window to the rear elevation.

BEDROOM FOUR 2.45m x 2.99m (8'0" x 9'10")

Window to the rear elevation.

FAMILY BATHROOM 2.54m x 1.93m (8'4" x 6'4")

Three piece bathroom suite incorporating a bathtub with a mixer tap and a shower over, pedestal wash hand basin with a mixer tap and a push button WC. Decorative tiles to the wet areas and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Fully block paved driveway leading to the integral garage and access to the rear garden.

INTEGRAL GARAGE *2.56m x 4.78m (8'5" x 15'8")*

Electric garage door, power and lighting.

REAR ELEVATION

Fully enclosed rear garden. Surrounded by fencing offering privacy from the surrounding properties. Fully laid to lawn with a delightful patio area.

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- 17 Mbps (download speed), 1 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Great,
Available - O2, Vodafone, Three, EE.

