



Ferry Road, Barrow-upon-Humber
North Lincolnshire

Offers Over £350,000


lovelle





Ferry Road

Barrow-upon-Humber

Set in an idyllic village location is this detached family home, looking for new owners to put their own stamp on it.

Greeted by a spacious driveway and a detached garage with gated access. Once inside, it reveals its spacious accommodation. With a sumptuous lounge overlooking the rear garden, offering great space to relax in and receive guests and family. Further on there is a modern kitchen with an adjacent dining room. Perfect for family meals and busy mornings. Not to forget the utility room and downstairs WC. Adding functionality and versatility to the property. All while the first floor offers three bedrooms and a stylish family bathroom. With the second floor having two further bedrooms and a shower room.

To finish this spacious property is the rear garden. Fully enclosed by fencing and surrounded by mature trees and shrubbery. With a manicured lawn and delightful seating areas.

Call us to arrange your viewing today!



- Total Floor Area:- 166 Square Metres
- Modern Breakfast Kitchen
- Dining Room & Pantry
- Spacious Lounge
- Utility Room & Downstairs WC
- Five Bedrooms
- Family Bathroom & Shower Room
- Driveway & Detached Garage
- Enclosed Rear Garden
- Village Location

BROADBAND TYPE:

Standard- 15 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 58 Mbps (download speed), 10 Mbps (upload speed),

Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE

7' 3" x 6' 2" (2.20m x 1.87m)

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

LOUNGE

22' 2" x 12' 2" (6.75m x 3.70m)

Bright and airy room with a feature Inglenook fireplace housing a multifuel burner. Perfect for cold winter evenings. Double opening French doors to the rear garden bridging the gap between indoors and outdoors. Window to the front elevation.





KITCHEN

10' 4" x 13' 9" (3.16m x 4.20m)

Range of wall and base units in a white finish with contrasting work surfaces and tiled splashbacks. Inset electric double oven and a four ring hob with an extraction canopy over. Plumbing for a dishwasher and space for a tall fridge freezer. Stainless steel sink and drainer with a swan neck mixer tap. Finished with a breakfast bar area. Window to the rear elevation.

PANTRY

3' 9" x 3' 5" (1.14m x 1.04m)

Storage shelving.

DINING ROOM

11' 3" x 10' 8" (3.44m x 3.25m)

Great space to receive guests and family. Window to the front elevation.

UTILITY ROOM

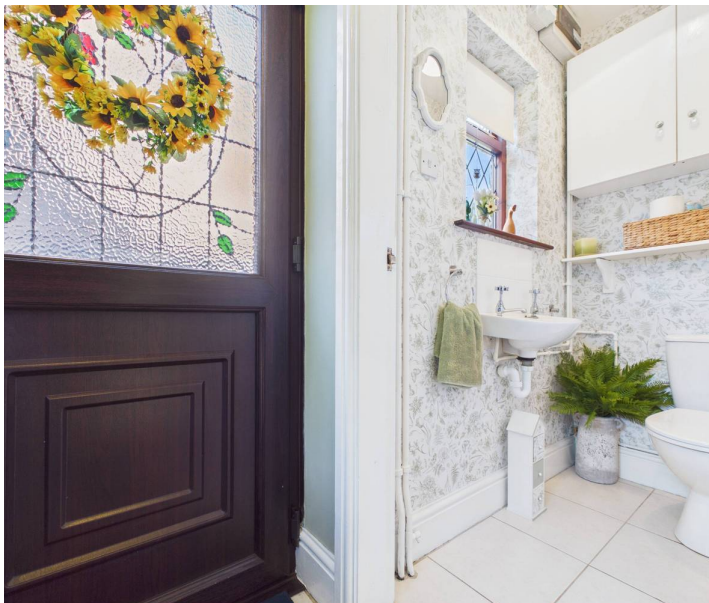
5' 1" x 5' 1" (1.54m x 1.54m)

Work surface, plumbing for a washing machine and space for a tumble dryer. Half glazed UPVC door to the side elevation and a further window to the rear elevation.

WC

5' 1" x 3' 2" (1.55m x 0.96m)

Two piece suite incorporating a push WC and a wall mounted wash hand basin with hot and cold water taps. Window to the side elevation.





FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

16' 4" x 10' 8" (4.99m x 3.26m)
Window to the front elevation.

BEDROOM FOUR

11' 11" x 12' 0" (3.63m x 3.65m)
Window to the front elevation.

BEDROOM FIVE

9' 11" x 10' 1" (3.02m x 3.07m)
Fitted bedroom furniture incorporating a double wardrobe. Window to the rear elevation.

FAMILY BATHROOM

5' 8" x 17' 6" (1.72m x 5.34m)
Stylish four piece suite incorporating a walk-in shower cubicle with a rain shower over, "jacuzzi" style bathtub with a mixer tap, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles throughout and a chrome effect towel rail radiator. Two windows to the rear elevation.

SECOND FLOOR ACCOMMODATION:

BEDROOM TWO

16' 2" x 11' 11" (4.94m x 3.64m)
Roof window to the front elevation and a further window to the rear elevation.

BEDROOM THREE

16' 3" x 10' 7" (4.95m x 3.23m)
Roof window to the front elevation and a further window to the rear elevation.

SHOWER ROOM

6' 8" x 6' 4" (2.02m x 1.92m)
Three piece suite incorporating a shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles throughout and a window to the rear elevation.









FRONT GARDEN

Spacious gated driveway that leads to the detached garage and access to the rear garden. Surrounded by mature shrubbery and finished with a manicured lawn.

REAR GARDEN

Fully enclosed by fencing and predominantly laid to lawn with delightful seating areas. Perfect to entertain family and friends in. Finished with a timber constructed garden shed.

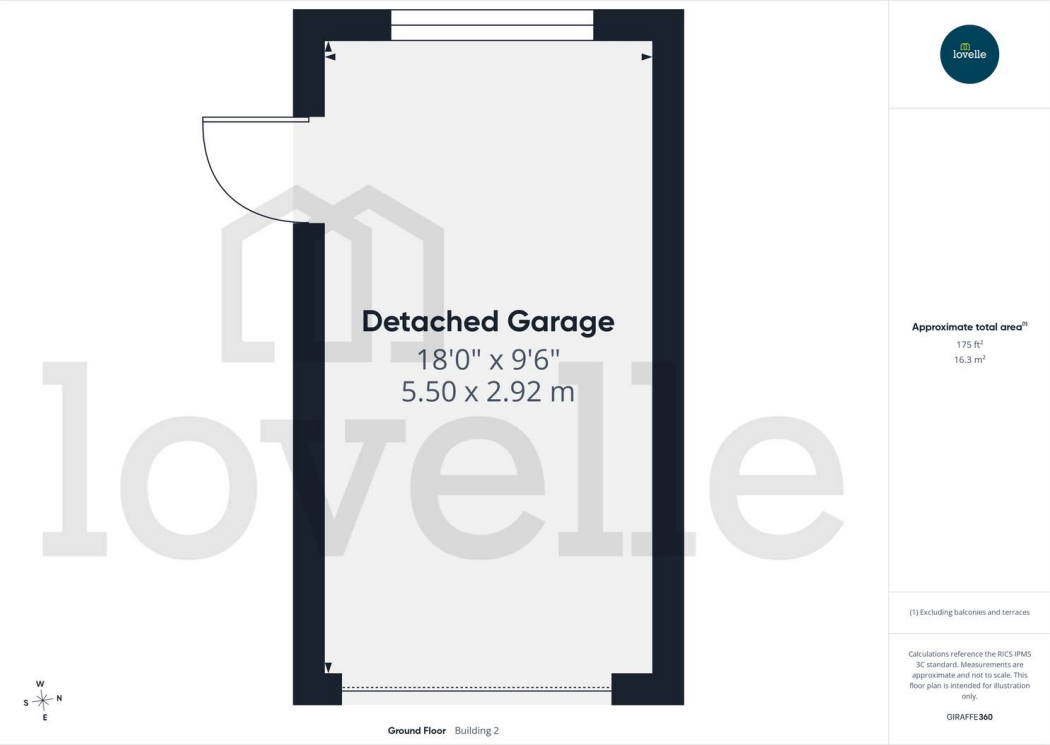
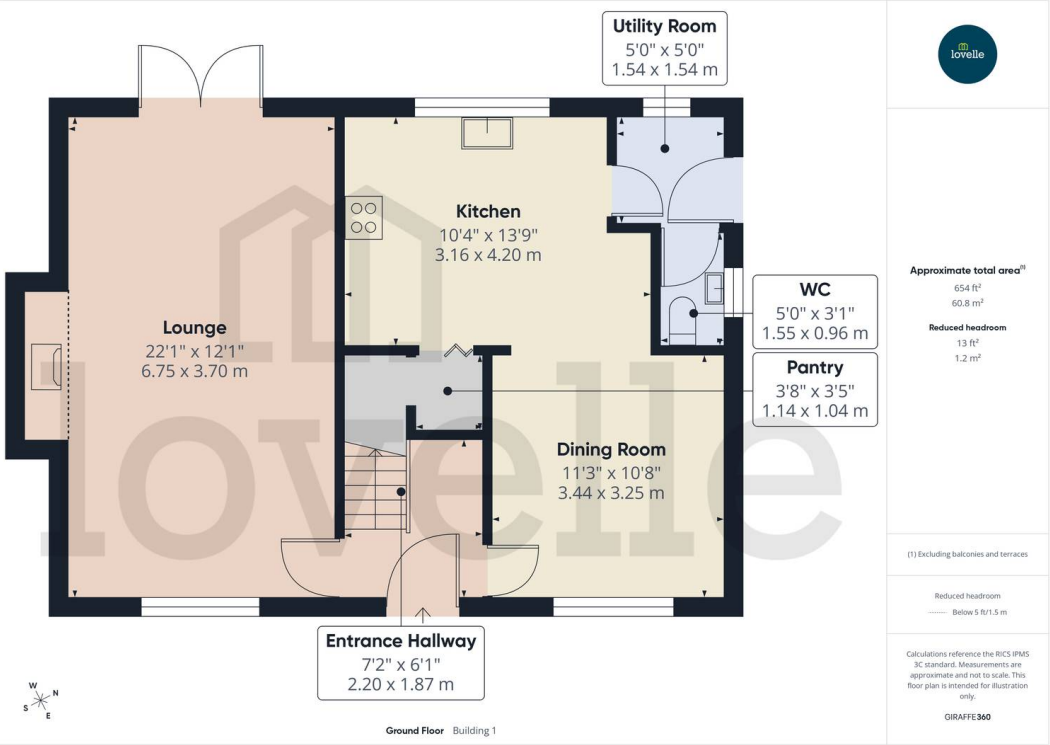
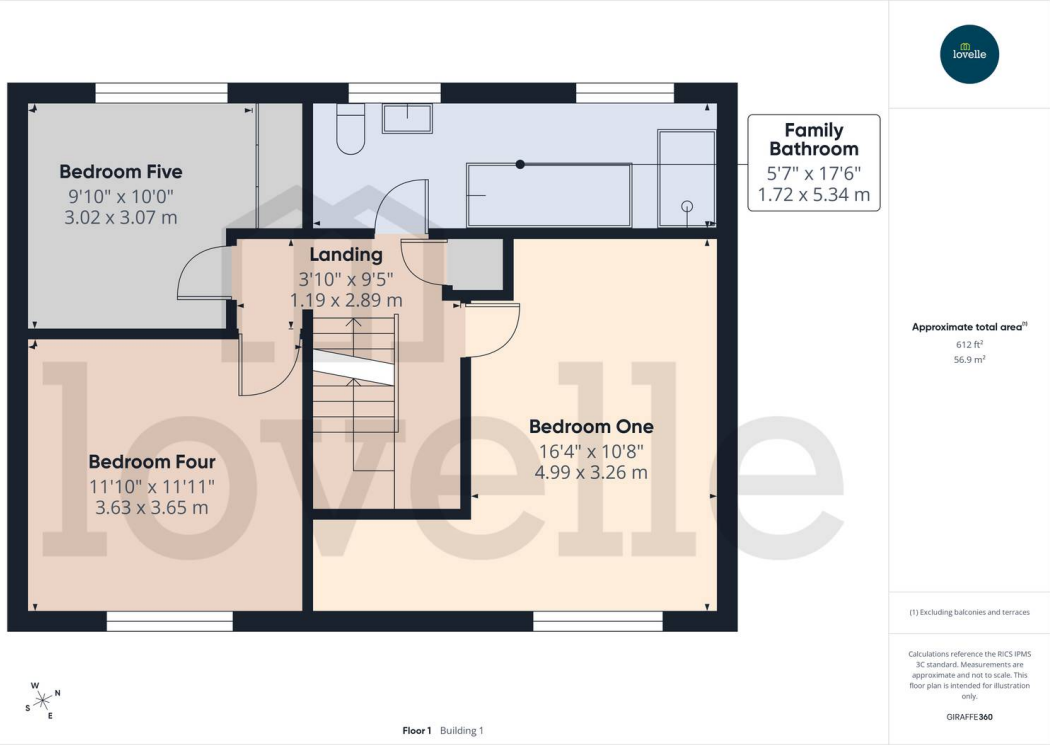
GARAGE

Single Garage

Power and lighting.

DRIVEWAY

3 Parking Spaces



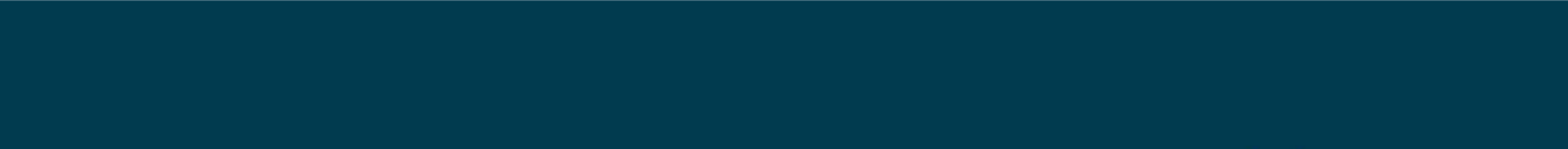
*We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £24.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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 branch to book in with our mortgage advisor.

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.

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.



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