

Brambleleaf Close, Barton-upon-Humber

North Lincolnshire

Offers Over £320,000

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Brambleleaf Close

Barton-upon-Humber

Falkland Way is an attractive development of stylish and charming properties. With views of the Humber Bridge.

Hidden at the development is this detached four bedroom home. Boasting well proportioned accommodation over two floors, perfect for a family or someone looking to upsize.

Approaching, you are greeted by a minimalistic front garden with a driveway and access to the integral garage. Once inside, it reveals a bright lounge with a feature fireplace. Further on, there is a spacious family kitchen, with a dining area and space for the full family to relax in. Not to forget, the utility room and downstairs WC, adding functionality and versatility to the home. While the first floor offers four bedrooms and a stylish family bathroom. With the principal one benefitting from an en-suite shower room.

Finishing this home is the rear garden, fully laid to lawn with a lovely patio area. Perfect for entertaining family and guests.

Book your viewing today.

- **Total Floor Area: 125 Square Metres**
- **Sought After Location**
- **Lounge**
- **Family Kitchen**
- **Utility Room & WC**
- **Four Bedrooms**
- **Family Bathroom & En-Suite**
- **Enclosed Rear Garden**
- **Integral Garage & Driveway**

BROADBAND TYPE:

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),

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

MOBILE COVERAGE:

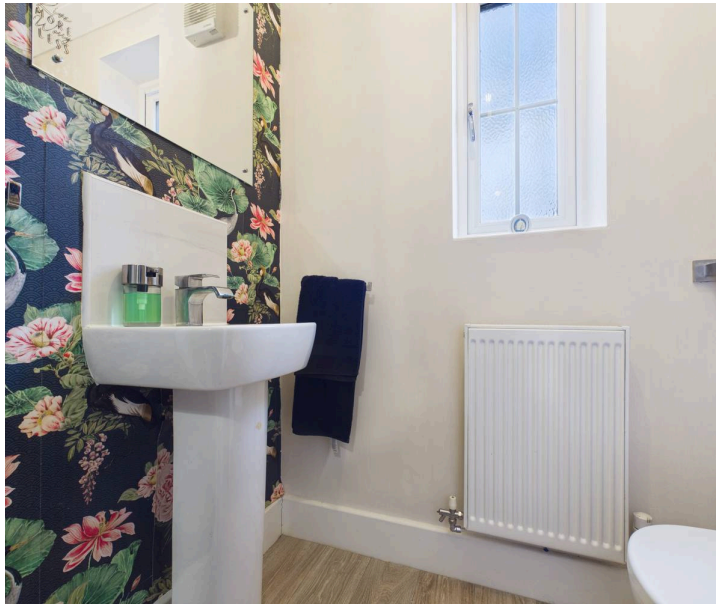
Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE
5' 10" x 12' 10" (1.79m x 3.92m)
Entered through a composite door with sidelights into the hallway. Doors to the lounge, family kitchen and a staircase to the first floor accommodation.

LOUNGE
11' 1" x 15' 5" (3.37m x 4.71m)
Bright room with a feature Inglenook style fireplace, housing a stove sitting on a tiled hearth and finished with a wooden mantelpiece. "Picture" window to the front elevation.

FAMILY KITCHEN:
11' 1" x 21' 2" (3.37m x 6.46m)
Range of wall and base units in a grey finish with contrasting quartz work surfaces and upstands. Inset stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Inset Neff double oven and a five ring gas hob with an extraction canopy over. Integral dishwasher and a tall fridge freezer. Finished with a wine cooler. Window to the rear elevation.
Spacious dining area for the whole family to enjoy or entertain guests in. Flooded with light thanks to the cathedral window and double opening French doors overlooking the rear garden. Door to the utility room.

UTILITY ROOM
5' 4" x 9' 4" (1.63m x 2.85m)
Range of wall and base units with a contrasting work surface and upstands. Stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer. Half glazed UPVC door to the side elevation.

WC
5' 6" x 3' 2" (1.67m x 0.97m)
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:
9' 10" x 4' 5" (3.00m x 1.35m)

PRINCIPAL BEDROOM
11' 1" x 13' 11" (3.37m x 4.25m)
Fitted bedroom furniture incorporating multiple wardrobes and a vanity area. Window to the front elevation and a door to the en-suite.

EN-SUITE
5' 10" x 6' 1" (1.77m x 1.85m)
Three piece suite incorporating a walk in 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 and a chrome effect towel rail radiator. Window to the front elevation.

BEDROOM TWO
11' 10" x 12' 4" (3.60m x 3.76m)
Window to the front elevation and a handy storage cupboard.

BEDROOM THREE
9' 5" x 11' 10" (2.88m x 3.60m)
Window to the rear elevation.

BEDROOM FOUR
8' 0" x 9' 9" (2.44m x 2.98m)
Window to the rear elevation.

FAMILY BATHROOM
8' 5" x 6' 4" (2.57m x 1.93m)
Three piece bathroom suite incorporating a "P" shaped 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 chrome effect towel rail radiator. Window to the rear elevation.




ULTIMATE







FRONT GARDEN

Predominantly laid to lawn and mature shrubbery with a block paved driveway leading to the integral garage and access to the rear garden.

REAR GARDEN

Fully enclosed by wooden fencing and brick walls and offering privacy from the surrounding properties. Fully laid to lawn with a delightful patio area and raised flower borders.

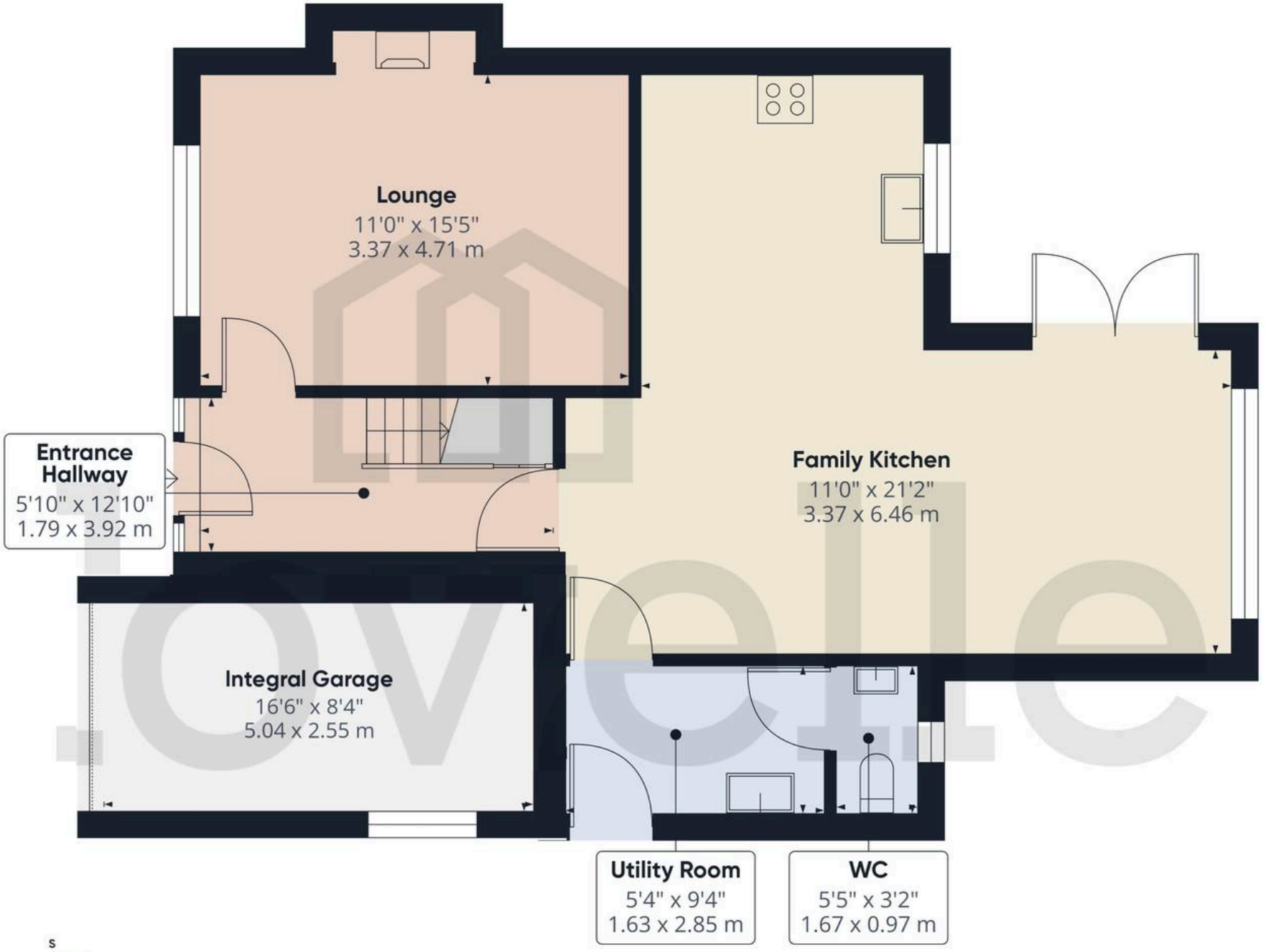
GARAGE

Single Garage

Integral garage - up and over door, power and lighting.

DRIVEWAY

2 Parking Spaces



Ground Floor

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Approximate total area(1)

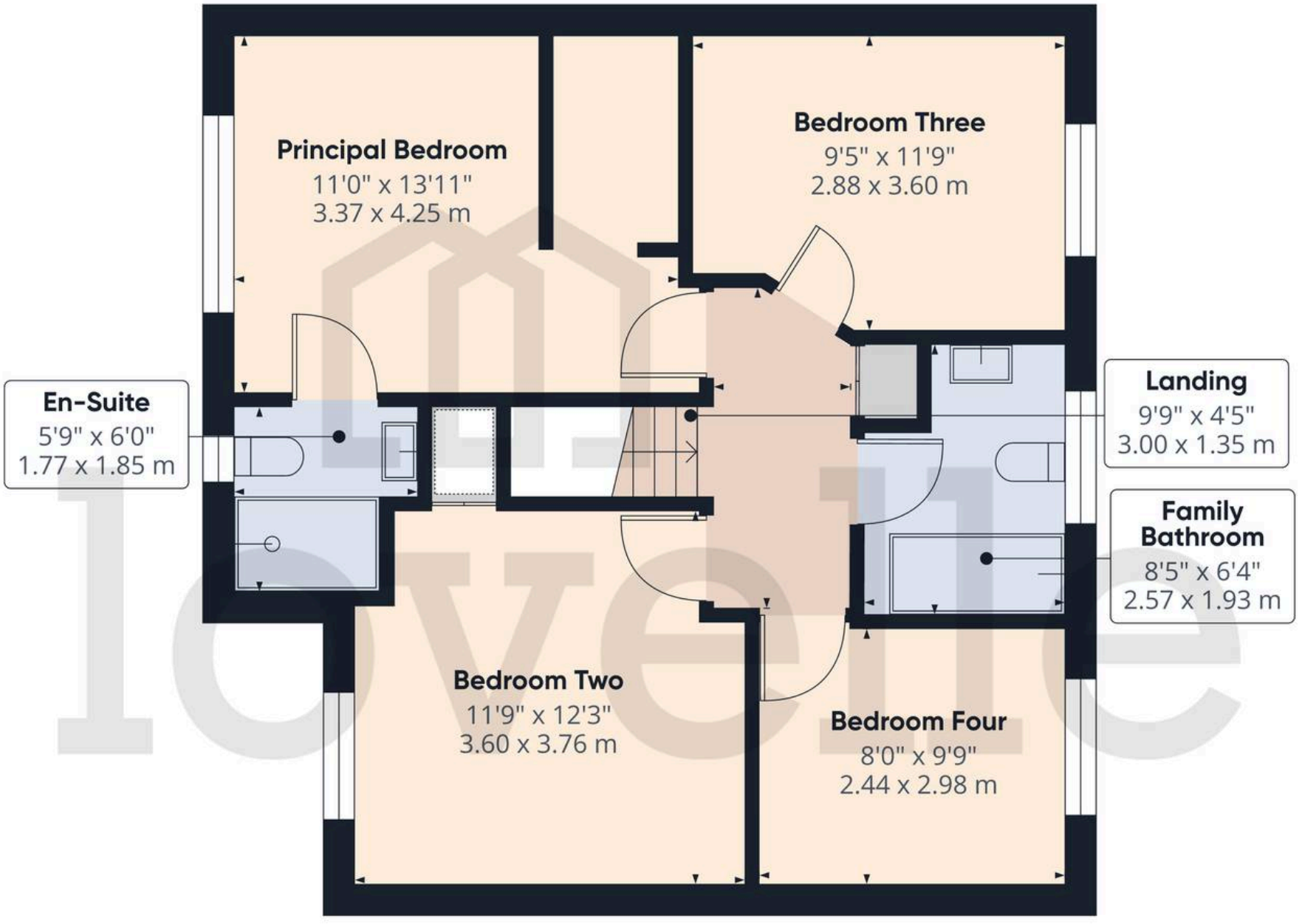
699 ft²

64.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

600 ft²

55.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 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 £30.00 (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: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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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