



Jubilee Place, Barton-upon-Humber, North Lincolnshire

£330,000



  
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## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area:- 124 Square Metres
- Open Plan Kitchen / Living
- Lounge
- Utility Room & Downstairs WC
- Four Bedrooms
- En-Suite & Family Bathroom
- Driveway
- Detached Garage
- Enclosed Rear Garden
- EPC rating C





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## DESCRIPTION

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

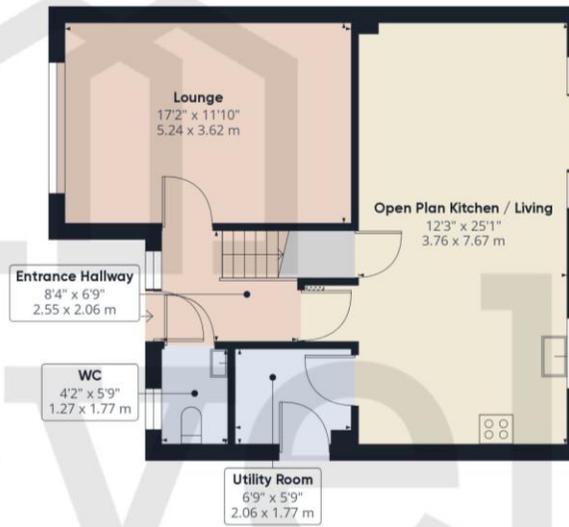
Commanding one of the best plots on this prestigious development, is this four bedroom detached house, presented to an immaculate standard.

Simple and low maintenance front garden greets you with an evergreen hedge for privacy and gated access through to the rear garden. As you make your way in, the open plan kitchen and living area offers the perfect space for the full family. While the lounge - a quiet space to enjoy a moment to yourself. Not to forget the utility room and downstairs WC, adding versatility and convenience to the property. Moving on to the first floor, you are greeted by four bedrooms with the principal one benefitting from an en-suite and the rest from a stylish family bathroom. Finished with a west facing garden, flooded with sunshine and warmth, backed by the surrounding fields and the detached garage with plenty of parking for multiple vehicles.

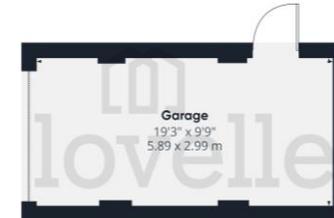
Call us to arrange your viewing today!



## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1

## Jubilee Place, 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		89 B
69-80	C	78 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.

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**ENTRANCE** 2.06m x 2.55m (6'10" x 8'5")

Entered through a composite door into the hallway with doors to all principal rooms and a staircase to the first floor accommodation. Window to the front elevation.

**LOUNGE** 3.62m x 5.24m (11'11" x 17'2")

Bright and airy room with a "picture" window to the front elevation.

**WC** 1.77m x 1.27m (5'10" x 4'2")

White two piece suite incorporating a push button WC and a wall mounted wash hand basin with a mixer tap. Window to the front elevation.

**OPEN PLAN KITCHEN / LIVING:** 7.67m x 3.76m (25'2" x 12'4")

**KITCHEN**

Range of wall and base units in a white finish with contrasting granite work surfaces and upstands. Inset electric oven, microwave and a four ring halogen hob with an extraction canopy over. Built in dishwasher and a fridge freezer. Inset stainless steel sink and drainer with a swan neck mixer tap. Finished with a handy under stairs storage cupboard and a delightful dining area. Window to the rear elevation and a door to the utility room.

**LIVING AREA**

Double opening patio doors flood this space with light and bridges the gap between the outdoors and indoors. Great space to unwind after a long day and enjoy the views of the rear garden.

**UTILITY ROOM** 1.77m x 2.06m (5'10" x 6'10")

Range of wall and base units with a contrasting granite work surface. Plumbing for a washing machine and space for a tumble dryer. Half glazed composite door to the side elevation.

**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.67m x 4.26m (12'0" x 14'0")

Fitted wardrobes, window to the front elevation and a door to the en-suite.

**EN-SUITE** 2.5m x 1.28m (8'2" x 4'2")

White three piece suite incorporating a walk in shower cubicle with a shower over, push button WC and a wall mounted wash hand basin with a mixer tap. Decorative ceramic tiles to the wet areas.

Window to the side elevation.

**BEDROOM TWO** 2.82m x 4.09m (9'4" x 13'5")

Fitted wardrobes and a window to the front elevation.

**BEDROOM THREE** 2.94m x 3.38m (9'7" x 11'1")

Window to the rear elevation.

**BEDROOM FOUR** 2.75m x 2.28m (9'0" x 7'6")

Window to the rear elevation.

**FAMILY BATHROOM** 1.76m x 3.25m (5'10" x 10'8")

Stylish white three piece suite incorporating a bathtub with a mixer tap and a shower attachment, push button WC and a wall mounted wash hand basin.

Decorative ceramic tiles throughout.

Window to the side elevation and an airing cupboard.

**OUTSIDE THE PROPERTY:**

**FRONT ELEVATION**

Low maintenance front garden with evergreen hedging, slate borders and artificial lawn. To the side of the property is a driveway that leads to the detached garage and gated access to the rear garden.

**DETACHED GARAGE** *2.99m x 5.89m (9'10" x 19'4")*

Up and over door, power and lighting.

**REAR ELEVATION**

Fully enclosed west facing garden, predominantly laid with artificial lawn and finished with a charming patio area, perfect to entertain family and friends.

Views of the surrounding fields.

**GREENBELT CHARGE**

This property is subject to a Greenbelt charge which we currently believe is set at £253 per annum.

**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 - 53 Mbps (download speed), 10 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

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

