



Ferriby Road, Barton-upon-Humber
North Lincolnshire

Offers Over £425,000


lovelle





Ferriby Road

Barton-upon-Humber

****NO CHAIN****

Situated on Ferriby Road is this detached family home. Ready for someone new to move in and put their own stamp on it.

Approaching, you are greeted by a spacious gated front garden with a driveway leading to the integral garage. Once inside, the generous entrance hall invites you to explore deeper with doors to all principal rooms and a staircase to further accommodation. Continuing, you are greeted by a fully equipped kitchen with adjacent breakfast room. Not to forget, the utility room and WC. Adding convenience and versatility to the property. While the lounge, dining room and conservatory create great spaces for the family or guests to enjoy and relax in. With the first floor offering five bedrooms. And all benefitting from a family bathroom and a separate WC.

Finishing this home is the rear garden. Fully enclosed by mature trees and shrubbery and offering views of the Humber Bridge. Wonderful space to relax in and enjoy a moment to yourself.

We anticipate a high demand for this property, viewing is highly recommended!



- ****NO CHAIN****
- **Total Floor Area:- 169 Square Metres**
- **Lounge & Conservatory**
- **Fully Equipped Kitchen**
- **Breakfast Room & Dining Room**
- **Utility Room & Downstairs WC**
- **Five Bedrooms**
- **Family Bathroom & WC**
- **Front and Rear Gardens**
- **Double Integral Garage & Driveway**

BROADBAND TYPE:

Standard- 16 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 79 Mbps (download speed), 20 Mbps (upload speed),

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

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE HALL

11' 7" x 13' 6" (3.54m x 4.11m)

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

LOUNGE

23' 11" x 12' 11" (7.29m x 3.94m)

Spacious room with a window to the front elevation and sliding patio doors to the conservatory. Feature Adam style fireplace surround, housing an open flame fire.

CONSERVATORY

13' 5" x 9' 0" (4.09m x 2.74m)

Constructed on a low-rise brick wall and fully double glazed with a polycarbonate roof. Half glazed UPVC door to the side elevation.

KITCHEN

10' 9" x 9' 11" (3.28m x 3.01m)

Range of wall and base units with contrasting work surfaces and decorative tiled splashbacks. Inset double oven and a four ring gas hob with an extraction canopy over. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Window to the rear elevation.

BREAKFAST ROOM

9' 11" x 9' 11" (3.01m x 3.01m)

Great space for busy mornings or receiving guests and family. Window to the rear elevation and a door to the utility room.

DINING ROOM

10' 6" x 12' 0" (3.19m x 3.65m)

Great space to receive guests and have family meals. Window to the rear elevation.





UTILITY ROOM

9' 7" x 4' 2" (2.92m x 1.27m)

Wall units with contrasting work surfaces. Plumbing for a washing machine. Stainless steel sink and drainer with a swan neck mixer tap. Windows to the front and rear elevation. Half glazed UPVC door to the side elevation.

WC

4' 0" x 5' 11" (1.23m x 1.80m)

Two piece suite incorporating a low flush WC and a pedestal wash hand basin with hot and cold water taps. Window to the side elevation.





FIRST FLOOR ACCOMMODATION:

7' 3" x 24' 4" (2.22m x 7.42m)

PRINCIPAL BEDROOM

15' 2" x 11' 6" (4.63m x 3.50m)

Fitted bedroom furniture incorporating multiple wardrobes and a vanity area. Window to the rear elevation and door to the bathroom.

BEDROOM TWO

10' 5" x 13' 0" (3.17m x 3.95m)

Window to the front elevation and a storage cupboard.

BEDROOM THREE

10' 10" x 10' 3" (3.29m x 3.12m)

Dual aspect with windows to the rear and side elevation. Storage cupboard.

BEDROOM FOUR

10' 11" x 11' 2" (3.32m x 3.41m)

Window to the rear elevation.

BEDROOM FIVE

10' 10" x 9' 0" (3.31m x 2.74m)

Window to the rear elevation.

FAMILY BATHROOM

8' 9" x 11' 6" (2.67m x 3.50m)

Four piece bathroom suite incorporating a bathtub with a mixer tap, shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Windows to the front and side elevation.

WC

5' 5" x 3' 11" (1.65m x 1.20m)

Push button WC and a pedestal wash hand basin with a mixer tap. Window to the front elevation.

AIRING CUPBOARD

5' 5" x 6' 10" (1.66m x 2.09m)

Storage shelving.







FRONT GARDEN

Spacious front garden with an ample driveway offering off-street parking and access to the integral garage. Finished with mature plants and a manicured lawn.

REAR GARDEN

Predominantly laid to lawn and fully enclosed by fencing. With mature trees and shrubbery adorning the boundary. Finished with a brick outbuilding.

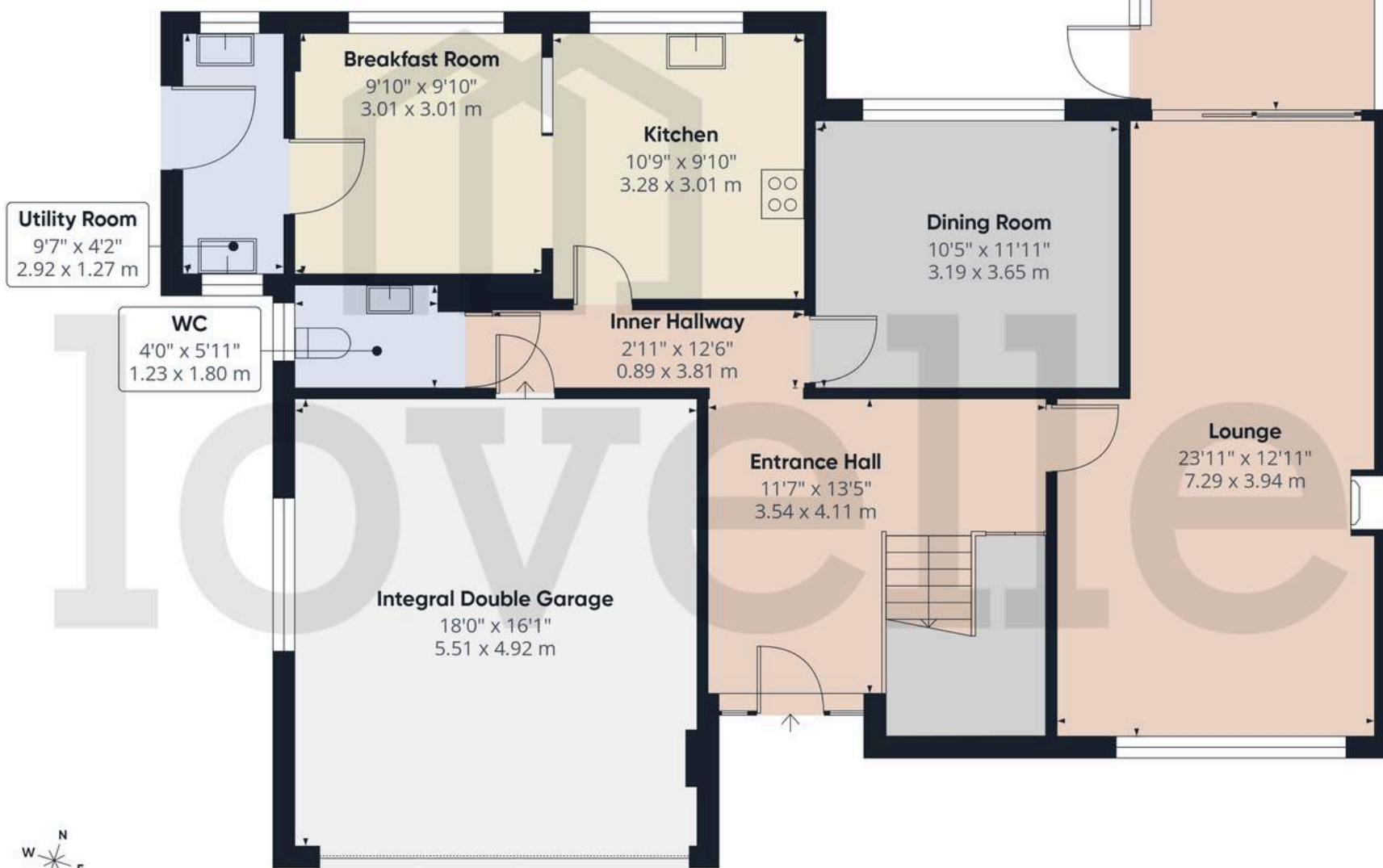
DOUBLE GARAGE

2 Parking Spaces

DOUBLE INTEGRAL GARAGE - power and lighting.

DRIVEWAY

3 Parking Spaces



Ground Floor

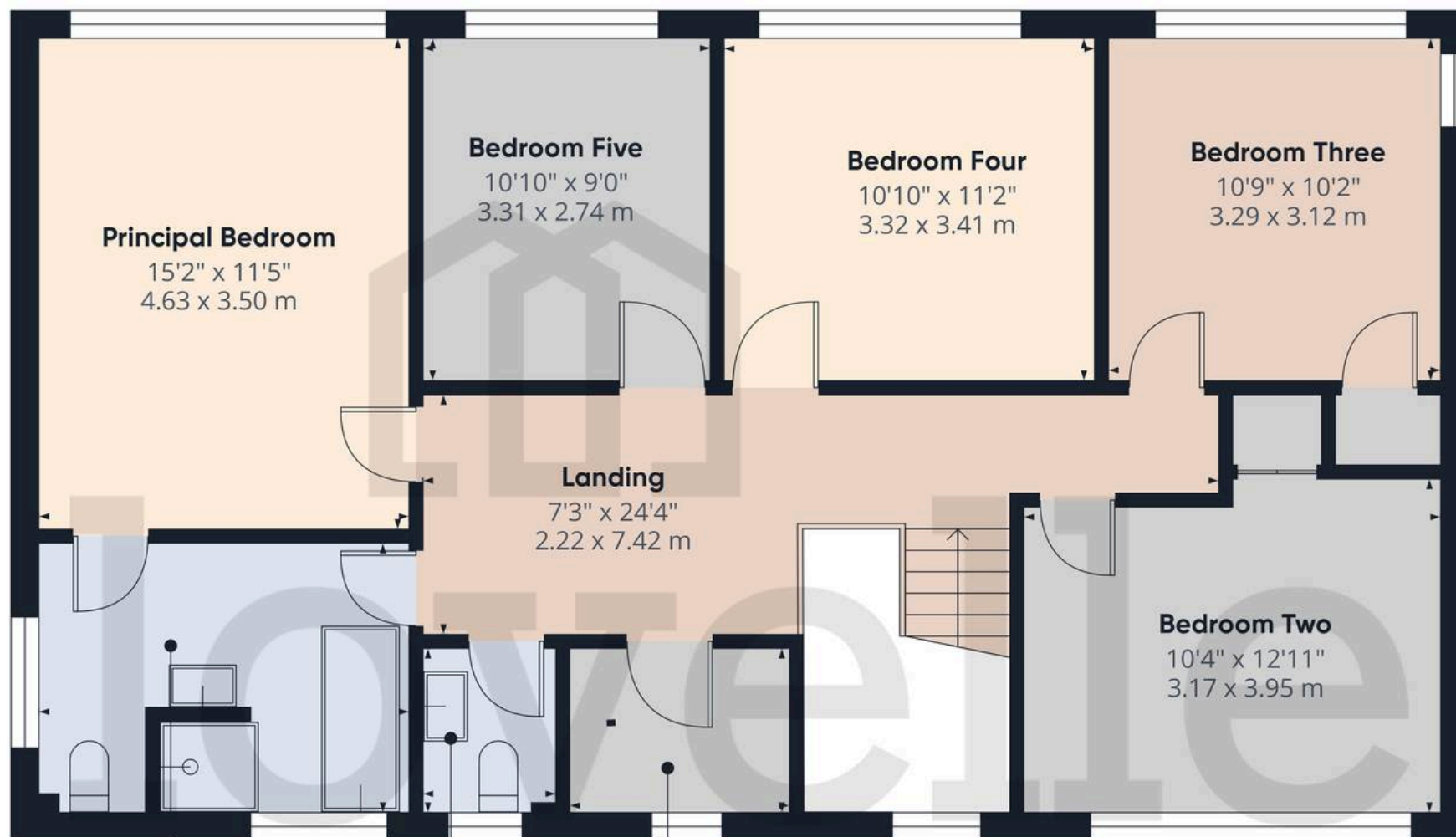
Approximate total area⁽¹⁾

1303 ft²
121 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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Approximate total area⁽¹⁾

953 ft²

88.6 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.

GIRAFFE360

Floor 1



*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

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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