



Franklin Way, Barrow-upon-Humber, North Lincolnshire

£350,000

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lovelle



## Key Features

- Total Floor Area:- 128 Square Metres
- Quiet Cul-De-Sac
- Kitchen Diner
- Lounge & Family Room
- Utility Room
- Downstairs WC
- Four Bedrooms
- En-Suite & Family Bathroom
- South Facing Rear Garden
- Detached Home Office/Annexe
- EPC rating B





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## DESCRIPTION

Enjoying a corner plot is this superb detached house. Having been loved by the current owners. The property is ready for someone new to make it their own.

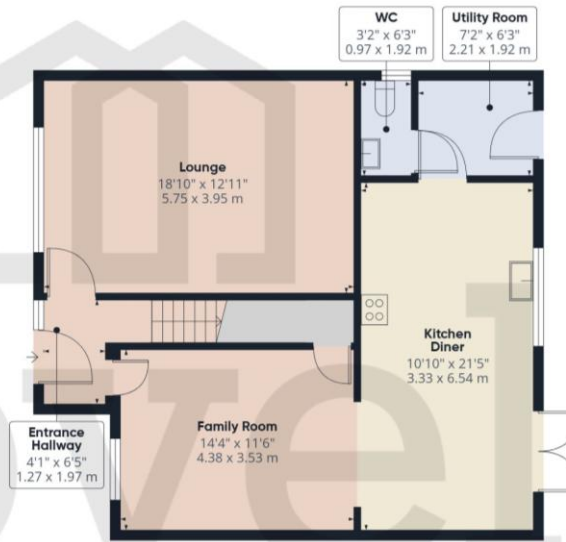
The generously proportioned accommodation invites you into a bright entrance hallway with doors to all principal rooms. The door to the left takes you to the spacious lounge. While the door to the right - a quaint family room. Not to forget, the adjacent fully equipped kitchen diner with a utility room and downstairs WC. Adding versatility and convenience to the property. Continuing, the first floor boasts four bedrooms, with the principal one having an en-suite and the rest benefitting from a family bathroom.

Outside there is an attractive South facing rear garden, laid with artificial lawn and offering multiple seating areas. Perfect for outdoor entertaining or relaxing in. While the front offers a private driveway with ample off-street parking. Finished by a detached home office/annexe with a kitchenette, adding endless possibilities.

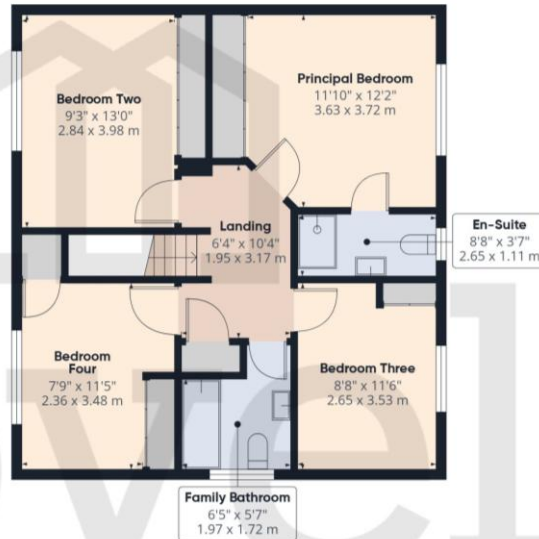
We anticipate a high demand for this property, viewing is highly recommended!



# FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1

## Franklin Way, Barrow-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		92 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.

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**ENTRANCE** 1.27m x 1.97m (4'2" x 6'6")

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

**LOUNGE** 5.75m x 3.95m (18'11" x 13'0")

A light and airy room with a feature cast iron log burner. Perfect for those cold winter evenings.  
Window to the front elevation.

**FAMILY ROOM** 4.38m x 3.53m (14'5" x 11'7")

Great space for living or simply relaxing in.  
Window to the front elevation and a handy storage cupboard.

**KITCHEN DINER** 3.33m x 6.54m (10'11" x 21'6")

Range of wall and base units with contrasting granite work surfaces and upstands. Composite one and a half bowl sink and drainer with a swan neck mixer tap. Inset double oven and a four ring gas hob with an extraction canopy over. Integral dishwasher and space for a tall fridge freezer. Finished with a dining area and a breakfast bar.  
Window and double opening French doors to the rear elevation.

**UTILITY ROOM** 2.21m x 1.92m (7'4" x 6'4")

Range of wall and base units with a contrasting work surface and upstand. Integral fridge freezer, plumbing for a washing machine and space for a tumble dryer. Half glazed composite door to the rear elevation.

**WC** 0.97m x 1.92m (3'2" x 6'4")

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap.  
Window to the side elevation.

**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.63m x 3.72m (11'11" x 12'2")

Range of fitted bedroom furniture incorporating multiple wardrobes, chest of drawers and finished with bedside cabinets.

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

**EN-SUITE** 2.65m x 1.11m (8'8" x 3'7")

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

**BEDROOM TWO** 2.84m x 3.98m (9'4" x 13'1")

Fitted bedroom furniture incorporating multiple wardrobes.

Window to the front elevation.

**BEDROOM THREE** 2.65m x 3.53m (8'8" x 11'7")

Fitted bedroom furniture incorporating a wardrobe.

Window to the rear elevation.

**BEDROOM FOUR** 2.36m x 3.48m (7'8" x 11'5")

Fitted bedroom furniture incorporating a wardrobe.

Window to the front elevation and a handy storage cupboard.

**FAMILY BATHROOM** 1.97m x 1.72m (6'6" x 5'7")

Three piece suite incorporating a bathtub with a mixer tap and a shower over, push button WC and a vanity wash hand basin with a mixer tap. Chrome effect towel rail radiator and decorative tiles throughout.

Window to the side elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Driveway providing ample off-street parking for multiple vehicles and gated access to the rear and side gardens.  
(EV charging)

### **DETACHED HOME OFFICE/ANNEXE 2.63m x 5.4m (8'7" x 17'8")**

Range of wall and base units with a work surface. Instant hot water tap, power and lighting.  
Window to the front elevation and a half glazed UPVC door to the side elevation.

### **REAR ELEVATION**

Predominantly laid with artificial lawn and offering multiple seating areas. Surrounded by wooden fencing and mature trees, offering privacy from the surrounding properties.  
Finished by a wooden summer house.

## **LOCATION**

Barrow-upon-Humber is a highly regarded residential village, with local shops, two pubs, excellent recreational facilities, a pharmacy, garage, garden centre, a Primary School and Churches. Baysgarth coeducational Secondary School, situated in the market town of Barton upon Humber only a short drive away.

**BROADBAND TYPE**

Standard- 16 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast - 1800 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

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

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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 £20.00 (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.

