



The Bridges, Barton-Upon-Humber
North Lincolnshire

£575,000







The Bridges

Barton-upon-Humber, North Lincolnshire

Situated on a quiet cul-de-sac of The Bridges is this recently renovated family home. Ready for someone new to put their own stamp on it.

Approaching, you are greeted by a spacious front garden with a driveway leading to the garages. Once inside, the generous entrance hall invites you to explore deeper with doors to all principal rooms and a staircase to the first floor accommodation. Continuing, there is a modern family kitchen. Divided into multiple areas, with an adjacent dining room and family room. Offering great spaces to receive guests and family. Not to forget, the home office, utility room and WC. Adding convenience and versatility to the property. While the lounge offers a quiet space to relax in. Further on, the first floor offers four bedrooms. With the principal one benefitting from an en-suite and the rest - a modern family bathroom.

Finishing this home is the rear garden. Fully enclosed by mature trees and shrubbery. With multiple seating and wildlife areas. Wonderful space to relax in and enjoy a moment to yourself.

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



- Total Floor Area:- 151 Square Metres
- Sat in 0.57 Acres
- Lounge & Family Room
- Family Kitchen & Dining Room
- Home Office
- Utility Room & WC
- Four Bedrooms
- Stylish Family Bathroom
- Spacious Rear Garden
- Detached & Integral Garages, Driveway

BROADBAND TYPE:

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

Superfast- 80 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

7' 1" x 15' 3" (2.16m x 4.65m)

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

LOUNGE

18' 10" x 11' 11" (5.73m x 3.63m)

Window to the front elevation. Feature Adam style fireplace surround, housing an open flame fire.

FAMILY ROOM

11' 4" x 12' 0" (3.46m x 3.66m)

Great space to relax in.

FAMILY KITCHEN:

12' 9" x 36' 6" (3.88m x 11.12m)

KITCHEN

Range of wall and base units in a grey finish with contrasting white work surfaces and decorative tiled splashbacks. Two inset ovens, microwave and a five ring hob with an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap. Integral dishwasher and a fridge freezer. Window to the rear elevation and a door to the utility room and archway to the dining room.

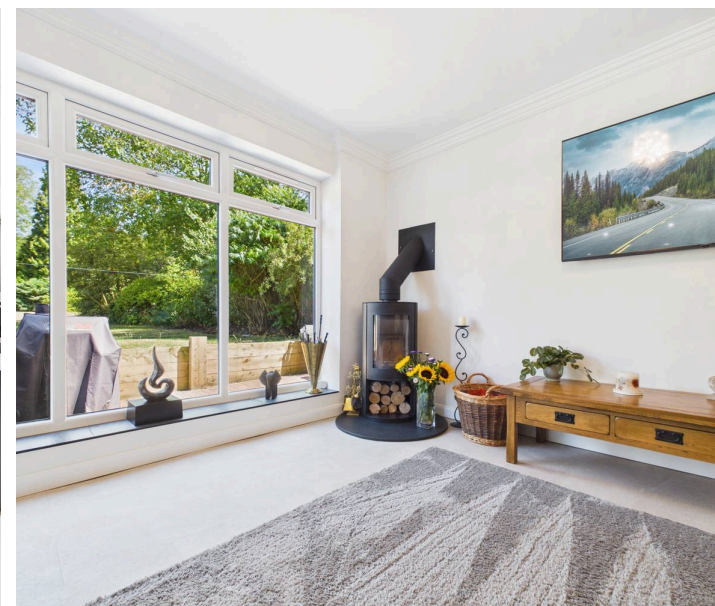
FAMILY AREA

Cast iron stove and windows overlooking the rear garden.

DINING ROOM

15' 5" x 9' 0" (4.69m x 2.74m)

Great space to receive guests and have family meals. Storage cupboard.





HOME OFFICE

7' 4" x 8' 11" (2.24m x 2.73m)

Window to the front elevation. Great space for a home office or a study.

UTILITY ROOM

12' 7" x 9' 5" (3.83m x 2.86m)

Base units with a contrasting quartz work surface. Plumbing for a washing machine and space for a tumble dryer. Stainless steel sink and drainer with a swan neck mixer tap. Window and a half glazed stable door to the side elevation.

WC

5' 10" x 8' 8" (1.77m x 2.64m)

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

13' 0" x 12' 0" (3.97m x 3.67m)

Fitted bedroom furniture incorporating a double wardrobe.

EN-SUITE

5' 7" x 7' 11" (1.71m x 2.41m)

Three piece bathroom suite incorporating a shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Window to the side elevation.

BEDROOM TWO

13' 1" x 11' 11" (3.98m x 3.64m)

Fitted bedroom furniture incorporating a double wardrobe. Window to the front elevation.

BEDROOM THREE

10' 11" x 9' 0" (3.34m x 2.74m)

Fitted bedroom furniture incorporating a double wardrobe. Window to the front elevation.

BEDROOM FOUR

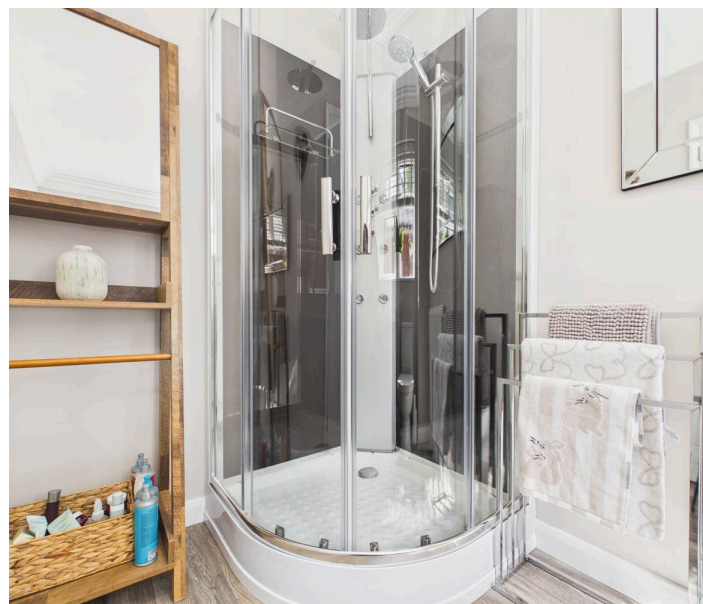
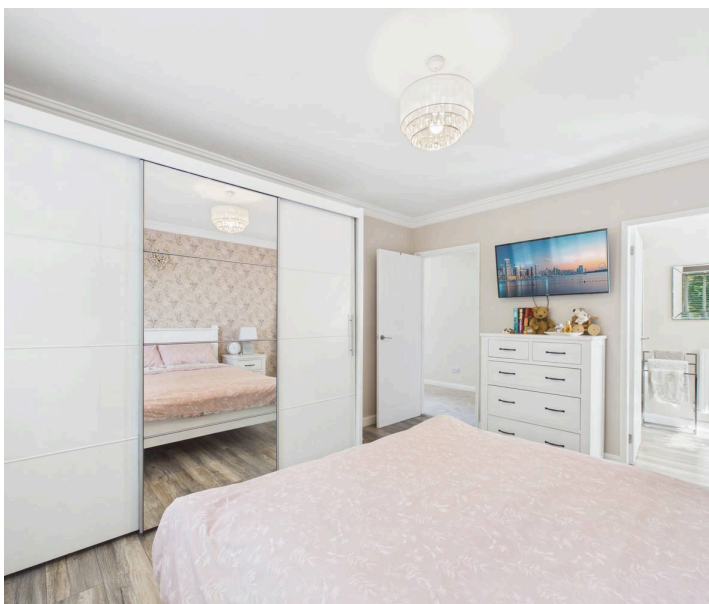
7' 9" x 5' 6" (2.36m x 1.68m)

Window to the rear elevation.

FAMILY BATHROOM

13' 2" x 11' 6" (4.01m x 3.51m)

Four piece boutique-style bathroom suite incorporating a freestanding bathtub with a mixer tap and a shower attachment, walk-in shower cubicle with a rain shower over, double vanity wash hand basins with mixer taps and a push button WC. Window to the rear elevation.







FRONT GARDEN

Ample driveway offering off-street parking and access to the integral and detached garage. Finished with a manicured lawn.

REAR GARDEN

Predominantly laid to lawn and fully enclosed by fencing, mature and shrubbery. Multiple seating areas offer great spaces to relax in.

GARDEN

Side Garden - fully block paved with a pergola.

GARAGE

Single Garage

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

GARAGE

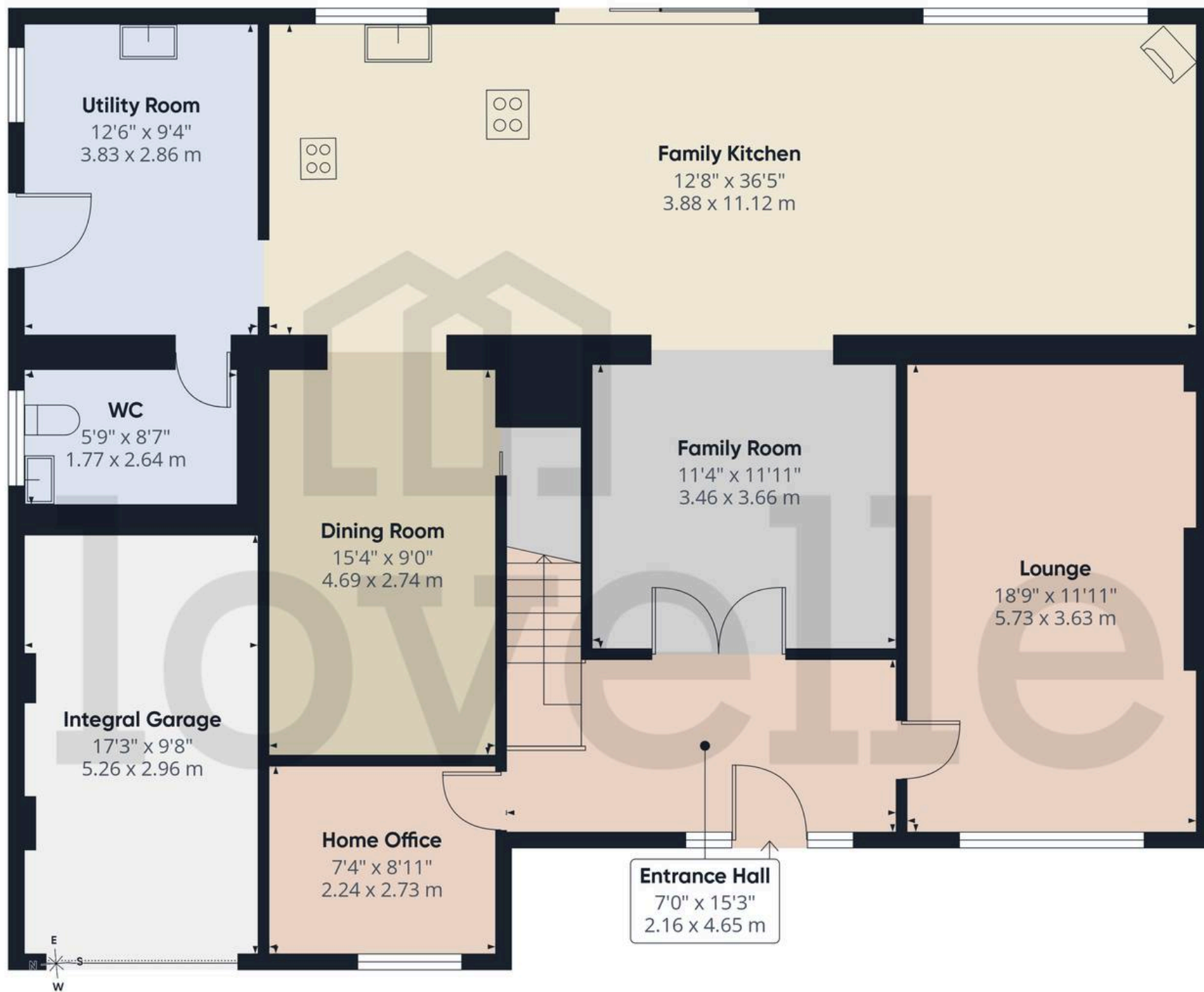
Single Garage

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

DRIVEWAY

3 Parking Spaces

Semi circular driveway for easy in and out turning.



Approximate total area⁽¹⁾

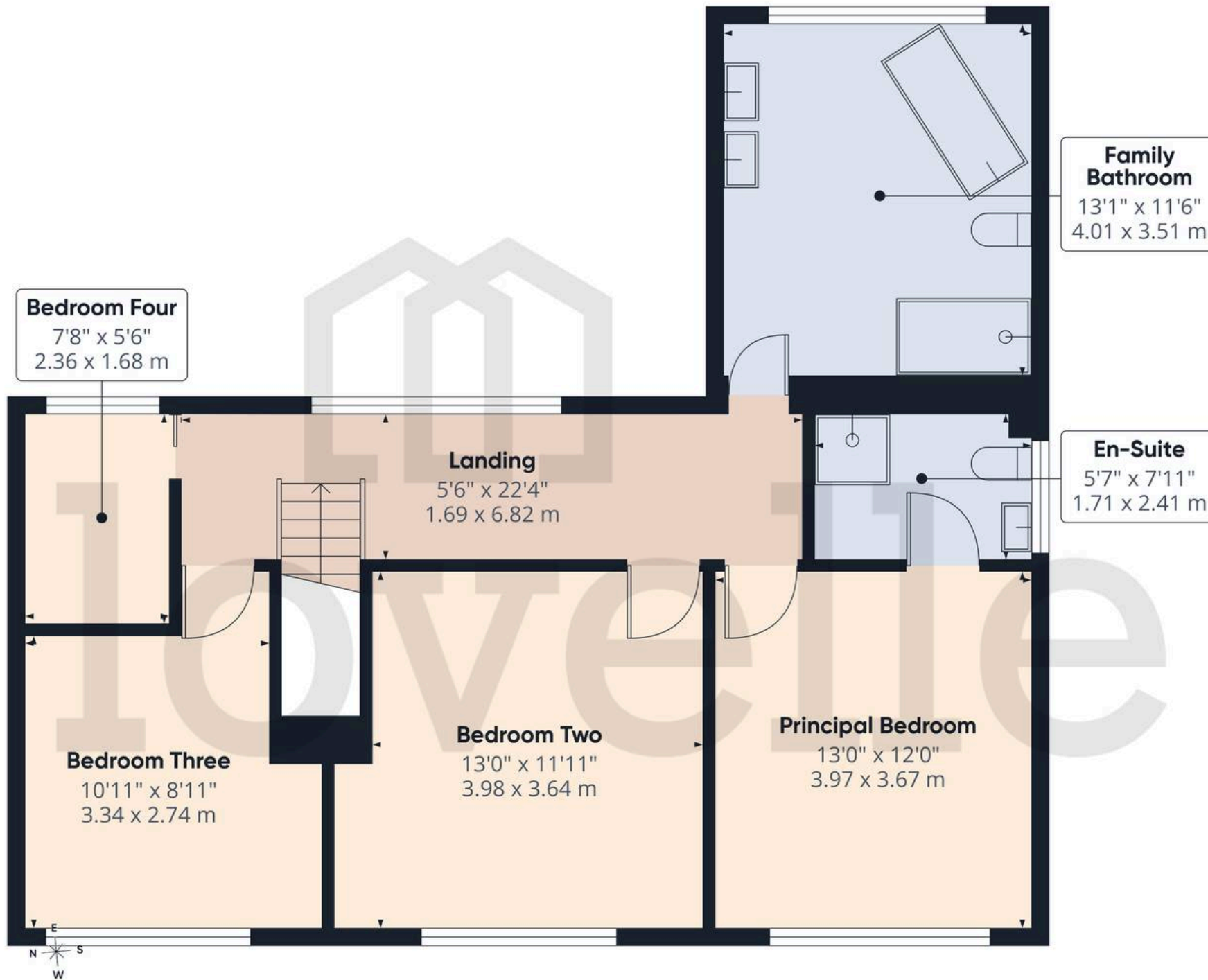
1519 ft²

141 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⁾

789 ft²

73.3 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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Detached Garage

17'0" x 9'10"

5.20 x 3.02 m



Ground Floor Building 2

Approximate total area⁽¹⁾

168 ft²

15.6 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.

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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 £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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

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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