



Canberra View, Barton-upon-Humber, North Lincolnshire

Offers over £300,000



  
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## Key Features

- Total Floor Area: 138 Square Metres
- Sought After Location
- Lounge & Office / Study
- Family Kitchen
- Utility Room & WC
- Four Bedrooms
- Family Bathroom & En-Suite
- Spacious Studio & Summer House
- Enclosed Rear Garden
- Ample Driveway
- EV Charging
- EPC rating B





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## DESCRIPTION

Falkland Way is an attractive development of stylish and charming properties. At the front of the development is this detached home. Boasting well proportioned accommodation over two floors.

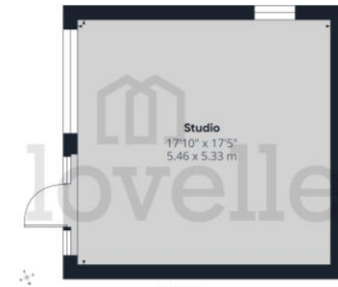
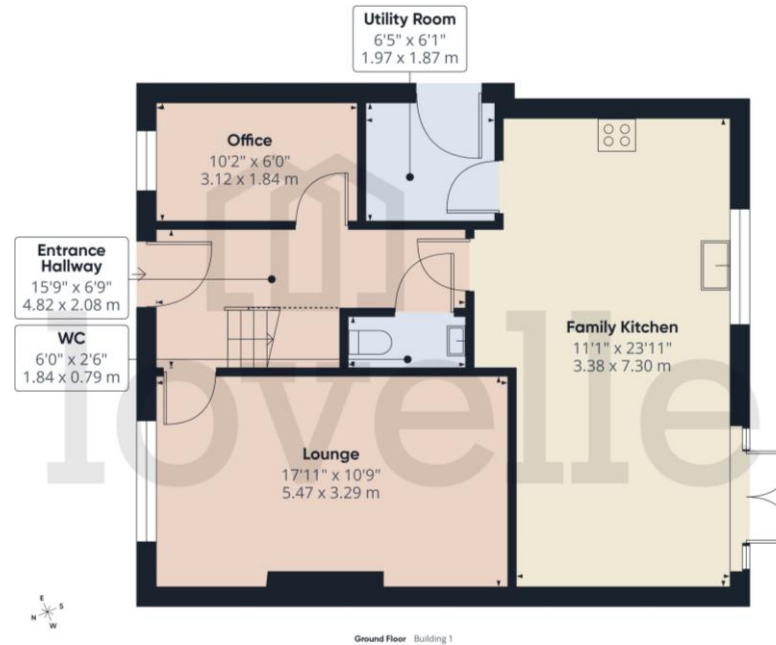
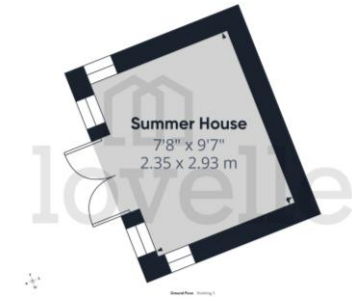
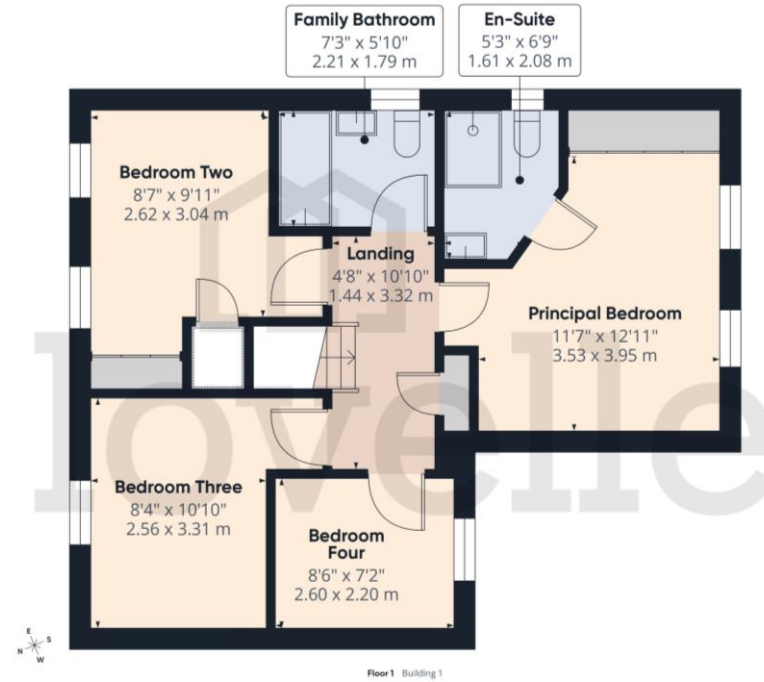
Approaching this property, you are greeted by a minimalistic front garden with a spacious driveway leading to the studio. Once inside, the homely lounge reveals itself with a feature fireplace. Further on, there is a home office/study and a spacious family kitchen with a dining area and views of the rear garden. To finish the ground floor are the utility room and downstairs WC, adding functionality and practicality to the home. The first floor offers four bedrooms, with the principal one benefitting from an en-suite and the rest from a family bathroom.

By the time you have finished admiring the charm of this home, you find yourself in the rear garden with multiple seating areas and a manicured lawn for the family and guests to enjoy. Finished with a timber summer house and decking.

Book your viewing today.



# FLOORPLAN



## Canberra View, Barton-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band E

### 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	81 B	89 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** 4.82m x 2.08m (15'10" x 6'10")

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

**LOUNGE** 5.47m x 3.29m (17'11" x 10'10")

Bright room with a feature electric fireplace, perfect for cold winter evenings.  
Window to the front elevation.

**OFFICE / STUDY** 3.12m x 1.84m (10'2" x 6'0")

Fitted office furniture incorporating a desk, cupboards and shelving.  
Window to the front elevation.

**FAMILY KITCHEN:** 3.38m x 7.3m (11'1" x 24'0")

**KITCHEN**

Range of wall and base units in a gloss ivory finish with contrasting granite work surfaces and upstands. Inset one and a half bowl sink and drainer with a swan neck mixer tap. Hide & slide Neff oven, microwave and a five ring gas hob with an extraction canopy over. Integral Neff dishwasher, fridge freezer and a wine cooler.

"Picture" window to the rear elevation and a door to the utility room.

**FAMILY AREA**

Spacious dining area for the whole family to enjoy or entertain guests. Flooded with light thanks to the double opening French doors overlooking the rear garden and two roof windows.

**UTILITY ROOM** 1.97m x 1.87m (6'6" x 6'1")

Wall and base units and a contrasting work surface and upstand. Plumbing for a washing machine and space for a tumble dryer. Half glazed UPVC door to the side elevation. Housing the combination boiler.

**WC** 1.84m x 0.79m (6'0" x 2'7")

Two piece suite incorporating a push button WC and a pedestal wash hand basin with hot and cold water taps.

**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.53m x 3.95m (11'7" x 13'0")

Fitted double wardrobe and a chest of drawers. Two windows to the rear elevation and door to the en-suite.

**EN-SUITE** 1.61m x 2.09m (5'3" x 6'11")

Three piece suite incorporating a corner shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap.  
Decorative tiles to the wet areas.  
Window to the side elevation.

**BEDROOM TWO** 2.62m x 3.04m (8'7" x 10'0")

Fitted double wardrobe and a further storage cupboard. Two windows to the front elevation.

**BEDROOM THREE** 2.56m x 3.31m (8'5" x 10'11")

Window to the front elevation.

**BEDROOM FOUR** 2.6m x 2.2m (8'6" x 7'2")

Fitted bedroom furniture incorporating a desk with shelving and cupboards.  
Window to the rear elevation.

**FAMILY BATHROOM** 2.21m x 1.79m (7'4" x 5'11")

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 window to the side elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Simple front garden, predominantly landscaped with mature shrubbery and plantings with a block paved driveway to the side offering ample off-street parking for multiple vehicles. Access to the studio and the rear garden.

### **STUDIO** *5.46m x 5.33m (17'11" x 17'6")*

Fully insulated with power and lighting. Two double opening French doors to the front elevation.  
(Benefits from an independent alarm)

### **REAR ELEVATION**

Surrounded by fencing and mature plantings offering privacy from the surrounding properties. Predominantly laid to lawn with a delightful patio area and a further decking area, perfect for entertaining guests and family. Not to forget the fountain, a stunning handmade piece, forged out of copper with a lovely patina. Creating the tranquil sounds of flowing water, unwinding the mind, and inviting you to enjoy the garden (available through a separate negotiation).

Finished with a delightful summer house.

### **SUMMER HOUSE** *2.35m x 2.93m (7'8" x 9'7")*

## **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- 18 Mbps (download speed), 1 Mbps (upload speed),  
Ultrafast - 1800 Mbps (download speed), 220 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.

