



Eider Close, Barton-upon-Humber

North Lincolnshire

Offers Over £310,000


lovelle





Eider Close

Barton-upon-Humber

Approaching this property you are greeted by a minimalistic front garden with a block paved driveway to the side and a manicured lawn.

Once inside, the homely lounge reveals itself with a feature fireplace. Further on, there is a spacious family kitchen, with dining and living areas and views of the rear garden. To finish off the ground floor are the utility room and downstairs WC, adding functionality to the home. While the first floor offers four double bedrooms. With the principal one benefitting from an en-suite and the rest from a family bathroom.

Finished by fully enclosed rear and side gardens. Spacious and private offering endless possibilities.

Book your viewing today.



- Total Floor Area: 136 Square Metres
- Open Plan Family Kitchen
- Lounge & Storage
- Utility Room & WC
- Four Double Bedrooms
- En-Suite & Family Bathroom
- Enclosed Rear & Side Gardens
- Ample Driveway
- Sought After Location

BROADBAND TYPE:

Standard- 15 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 67 Mbps (download speed), 19 Mbps (upload speed),

Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE

5' 9" x 14' 7" (1.76m x 4.44m)

Entered through a composite door with sidelights into the hallway. Doors to all principal rooms and a staircase to further accommodation.

LOUNGE

10' 9" x 16' 1" (3.28m x 4.90m)

Bright room with a feature Adam style fireplace housing an electric fire, adding charm to this space. Walk-in bay window to the front elevation.

OPEN PLAN FAMILY KITCHEN:

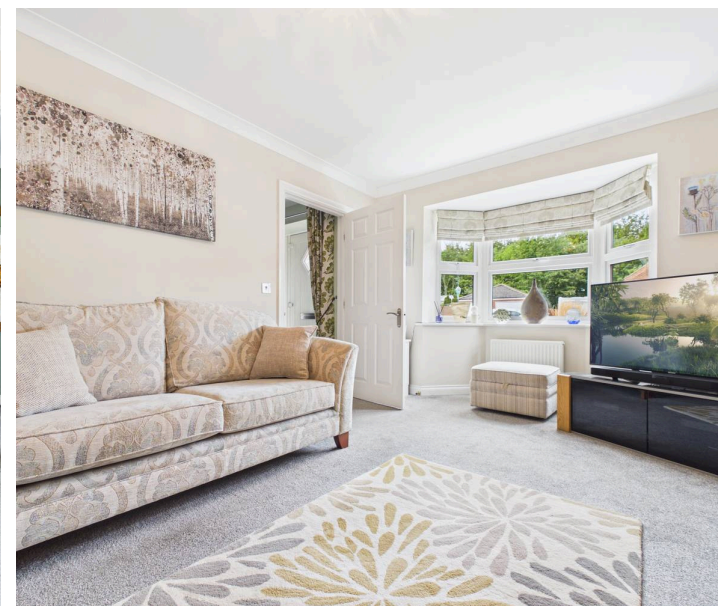
26' 6" x 17' 11" (8.08m x 5.47m)

KITCHEN

Range of wall and base units in a cream gloss finish with contrasting butcher block work surfaces and a splashback. Stainless steel sink with a swan neck mixer tap. Inset eye level oven and a five ring gas hob with an extraction canopy over. Integral dishwasher and space for a tall fridge freezer. Window to the rear elevation.

LIVING / DINING AREA

Spacious dining / living area for the whole family to enjoy or entertain guests. Flooded with light thanks to the sliding patio doors and a window overlooking the rear garden.





UTILITY ROOM

8' 6" x 7' 7" (2.60m x 2.30m)

Range of wall and base units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer. Black sink and drainer with a swan neck mixer tap. Fully glazed UPVC door to the side elevation and a door to the storage room. Housing the combination boiler.

WC

2' 8" x 5' 5" (0.82m x 1.65m)

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap.

STORAGE

8' 8" x 8' 10" (2.65m x 2.69m)

Power and lighting.





FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM

11' 1" x 13' 7" (3.37m x 4.15m)

Fitted bedroom furniture incorporating a double wardrobe. Window to the front elevation and door to the en-suite.

EN-SUITE

6' 0" x 5' 9" (1.82m x 1.75m)

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

BEDROOM TWO

9' 1" x 13' 11" (2.77m x 4.24m)

Window to the front elevation.

BEDROOM THREE

9' 2" x 10' 11" (2.79m x 3.33m)

Window to the rear elevation.

BEDROOM FOUR

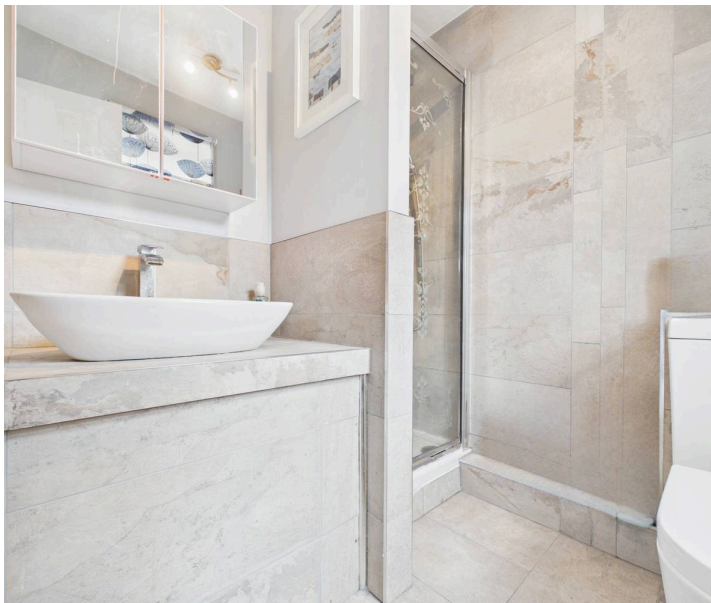
9' 1" x 10' 11" (2.76m x 3.32m)

Window to the rear elevation.

FAMILY BATHROOM

7' 9" x 5' 7" (2.37m x 1.69m)

Three piece bathroom suite incorporating a walk-in shower cubicle with a rain shower over, vanity wash hand basin with a mixer tap and a push button WC. Decorative panelling throughout and a chrome effect towel rail radiator. Window to the rear elevation.







FRONT GARDEN

Block paved driveway offering ample off-street parking. Finished with a manicured lawn and a flower border.

REAR GARDEN

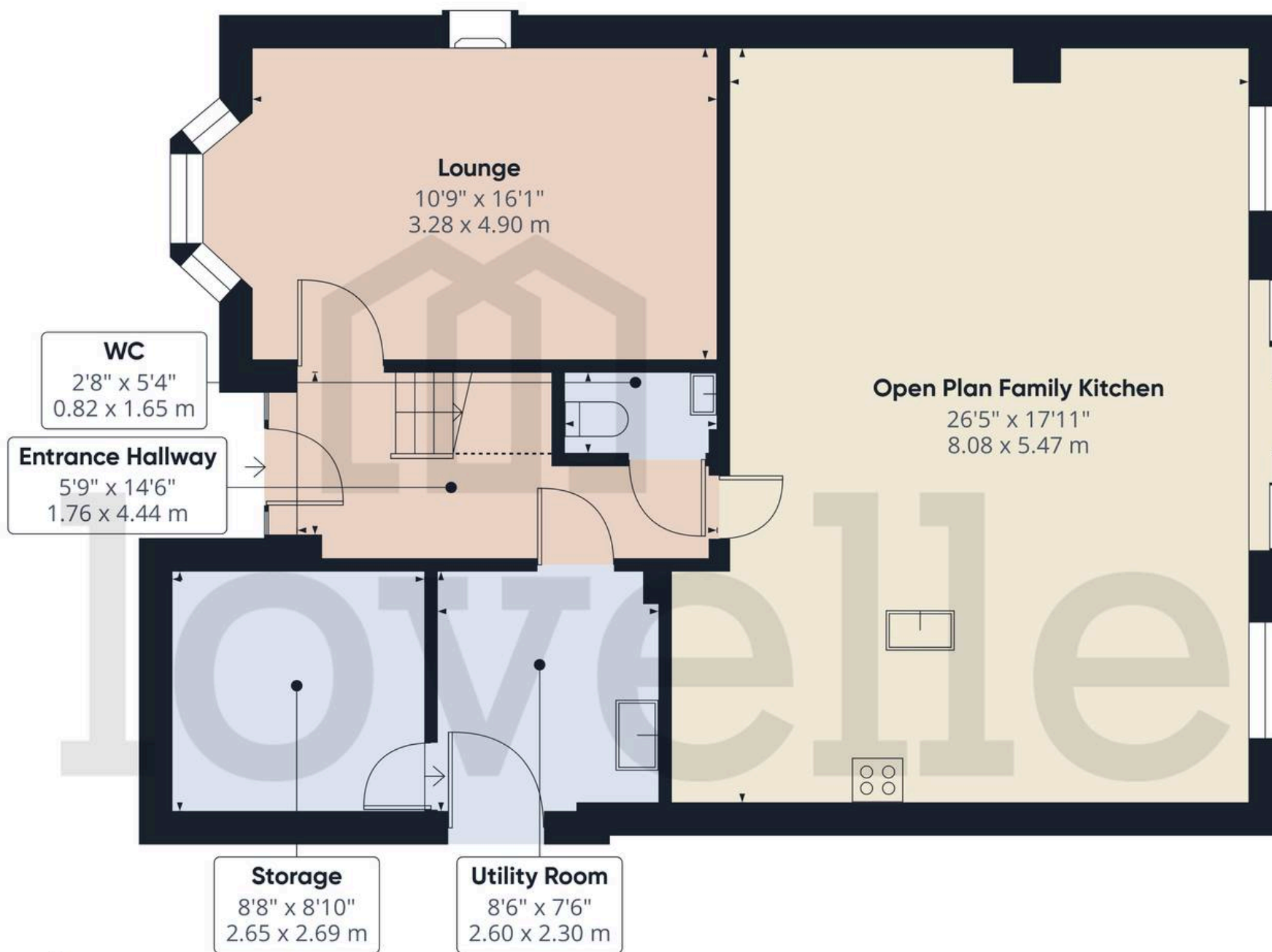
Fully enclosed by fencing and brick walls making it private. Predominantly laid to lawn with multiple seating areas. Finished with decorative flower borders.

SIDE GARDEN

Great space to enjoy a moment to yourself or use as extra storage.

DRIVEWAY

2 Parking Spaces



Approximate total area⁽¹⁾

919 ft²
85.4 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

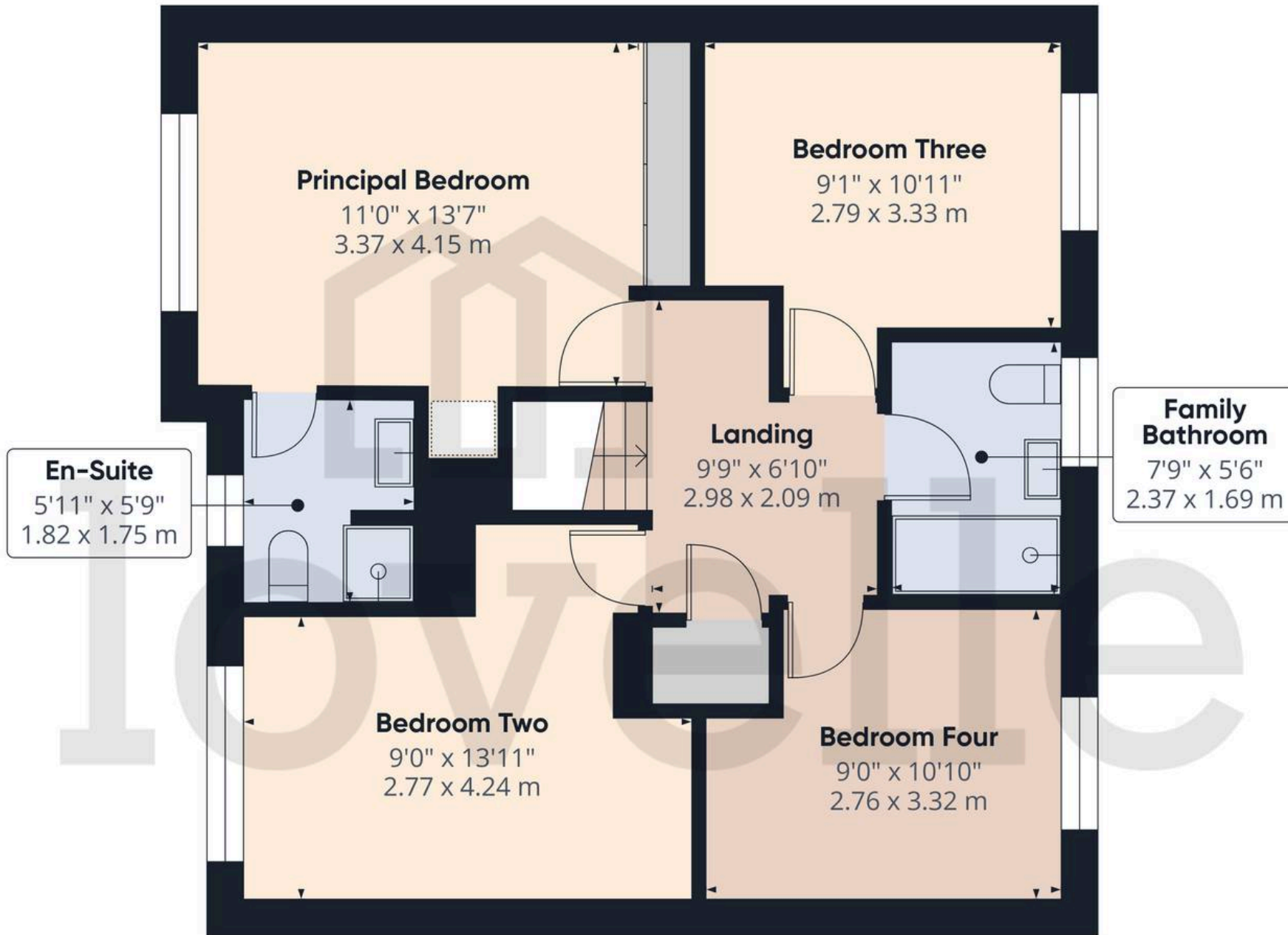
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Approximate total area⁽¹⁾

644 ft²
59.8 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact 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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