



Jubilee Place, Barton-upon-Humber, North Lincolnshire

£349,950




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Key Features

- Total Floor Area:- 133 Square Metres
- Open Plan Family Kitchen
- Spacious Lounge
- Downstairs WC
- Four Bedrooms
- En-Suite & Family Bathroom
- Driveway
- Integral Garage
- Enclosed Rear Garden
- Elevated Plot
- EPC rating C





DESCRIPTION

Sitting on an elevated plot, is this four bedroom detached home, presented to an immaculate standard.

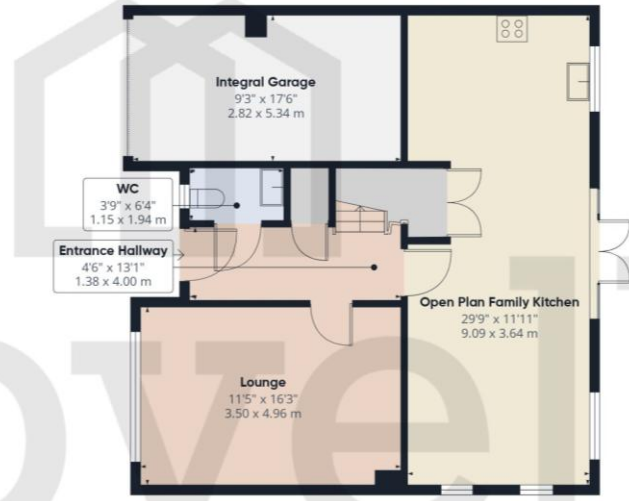
Simple and low maintenance front garden greets you with evergreen hedging for privacy and gated access through to the rear garden. With an integral garage and a spacious driveway offering ample parking. As you make your way in, the open plan family kitchen with living and dining areas, offer the perfect space for the full family to enjoy. While the lounge - a quiet space to enjoy a moment to yourself or entertain guests. Not to forget, the downstairs WC, adding versatility and convenience to the property. Moving on to the first floor, you are greeted by four bedrooms with the principal one benefitting from an en-suite and the rest from a stylish family bathroom.

Finished with a landscaped rear garden with multiple seating areas, flooded with sunshine and warmth. Backed by the surrounding fields and mature trees.

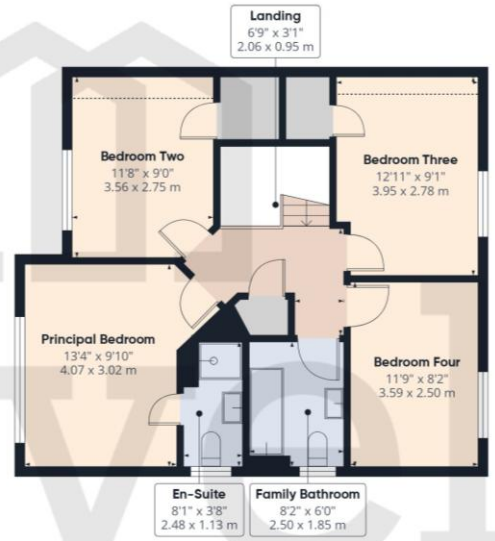
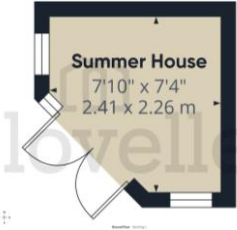
Call us to arrange your viewing today!



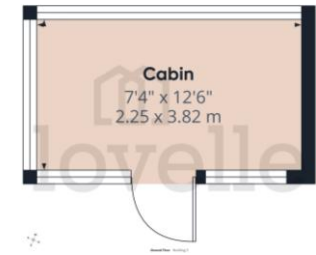
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Jubilee Place, Barton-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		
81-91	B		83 B
69-80	C	79 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.

Follow us on:



ENTRANCE 1.38m x 4m (4'6" x 13'1")

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

LOUNGE 3.5m x 4.96m (11'6" x 16'4")

Bright and airy room with a "picture" window to the front elevation.

WC 1.15m x 1.94m (3'10" x 6'5")

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

Window to the front elevation.

OPEN PLAN FAMILY KITCHEN: 9.09m x 3.64m (29'10" x 11'11")

KITCHEN

Range of wall and base units in a white finish with contrasting butcher block work surfaces and upstands. Inset double electric oven and a four ring gas hob with an extraction canopy over. Integral dishwasher and a tall fridge freezer. Inset ceramic sink and drainer with a swan neck mixer tap.

Finished with a handy under stairs storage cupboard.

Window to the rear elevation.

LIVING AREA

Double opening patio doors and a window flood this space with light and bridges the gap between the outdoors and indoors. Finished with a dining area.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 4.07m x 3.02m (13'5" x 9'11")

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

EN-SUITE 2.48m x 1.13m (8'1" x 3'8")

White three piece suite incorporating a walk-in shower cubicle with a shower over, push button WC and a wall mounted wash hand basin with a mixer tap. Decorative ceramic tiles to the wet areas.

Window to the side elevation.

BEDROOM TWO 3.56m x 2.75m (11'8" x 9'0")

Window to the front elevation and a handy storage cupboard.

BEDROOM THREE 3.95m x 2.78m (13'0" x 9'1")

Window to the rear elevation and a handy storage cupboard.

BEDROOM FOUR 3.59m x 2.5m (11'10" x 8'2")

Window to the rear elevation.

FAMILY BATHROOM 2.5m x 1.85m (8'2" x 6'1")

White three piece suite incorporating a bathtub with a mixer tap and a shower over, push button WC and a wall mounted wash hand basin with a mixer tap.

Window to the side elevation and a chrome effect towel rail radiator.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Low maintenance front garden with evergreen hedging and plants incorporated into a gravelled flower border. Driveway leading to the integral garage and gated access to the rear garden.

INTEGRAL GARAGE 2.82m x 5.34m (9'4" x 17'6")

Power and lighting.

REAR ELEVATION

Fully enclosed terraced rear garden. Predominantly laid to lawn with mature flower borders and plantings. Offering great seating spaces to entertain guests or take in the beauty. Finished with a timber summer house and a cabin.

GARDEN CABIN 2.25m x 3.82m (7'5" x 12'6")

SUMMER HOUSE 2.41m x 2.26m (7'11" x 7'5")

GREENBELT CHARGE

This property is subject to a Greenbelt charge which we currently believe is set at £302.86 per annum.

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- 13 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 54 Mbps (download speed), 10 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

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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.

