

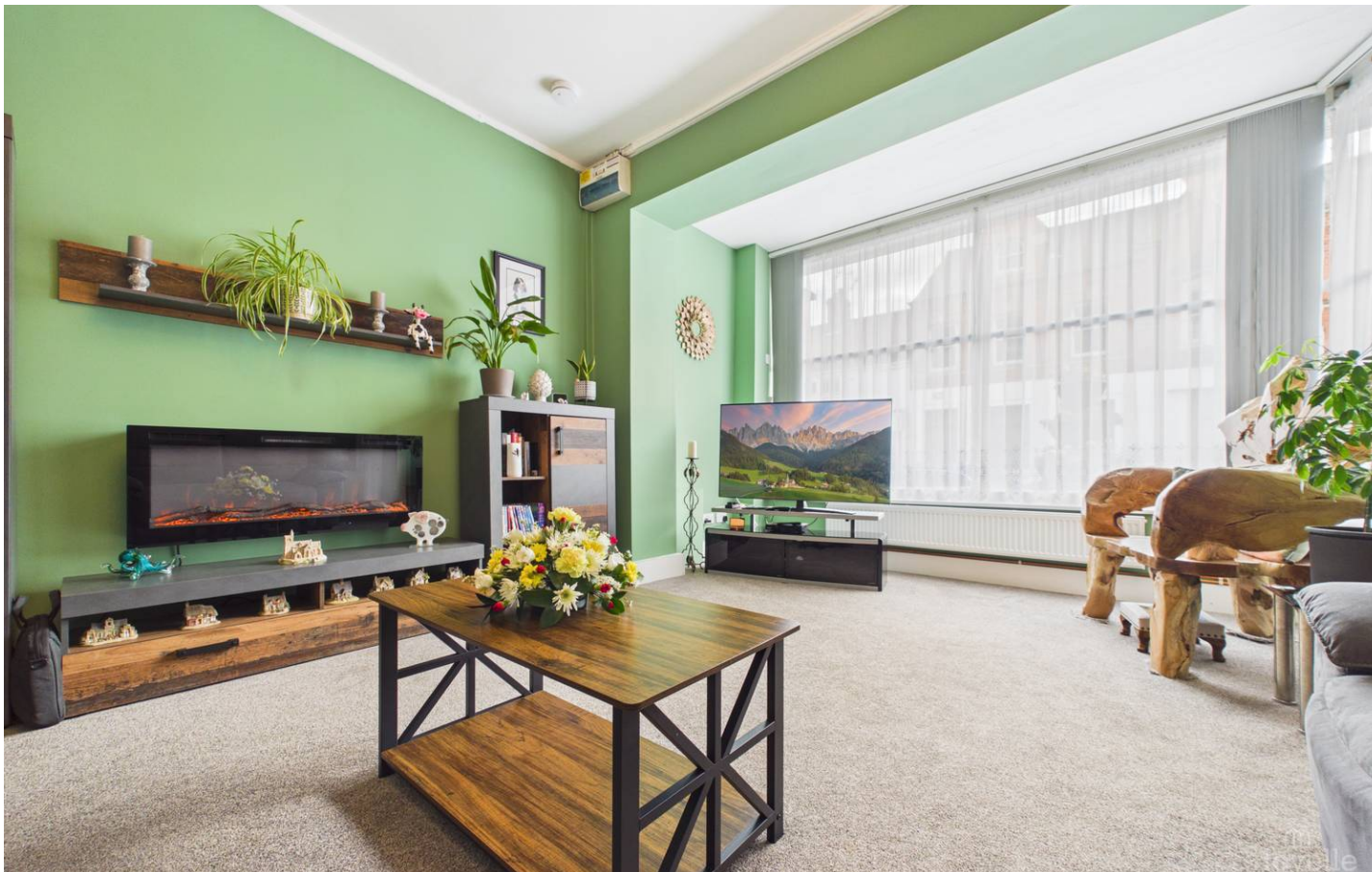


High Street, Barton-upon-Humber
North Lincolnshire

Offers Over £299,950


lovelle





High Street

Barton-upon-Humber

AN IMPRESSIVE GRADE II LISTED GEORGIAN RESIDENCE DATING BACK TO THE 18TH CENTURY.

This fabulous property is on the market ready for new owners to move in and enjoy this period piece.

Upon entering, it opens up with a spacious lounge and an adjacent dining room. Perfect for entertaining guests or enjoying with family. Further on, there is a stylish fully equipped kitchen and an outside WC. Adding convenience and versatility to the property. While the first and second floors offer three double bedrooms and a stylish family bathroom.

Continuing, the rear of the property offers multiple outbuildings, encompassing a home office with multiple storage rooms and a separate kitchen. Perfect for entertaining. While the garden room offers a quaint space to relax and enjoy the rear garden. Not to forget, the courtyard, adding extra outside space.

Do not hesitate and book your viewing today.



- Impressive Grade II Listed Georgian Residence
- Total Floor Area:- 136 Square Metres
- Spacious Lounge & Dining Room
- Fully Equipped Kitchen
- Three Double Bedrooms
- Family Bathroom & Outside WC
- Multiple Outbuildings
- Garden Room & Office
- Enclosed Rear Garden
- Central Town Location

BROADBAND TYPE:

Standard- 19 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),

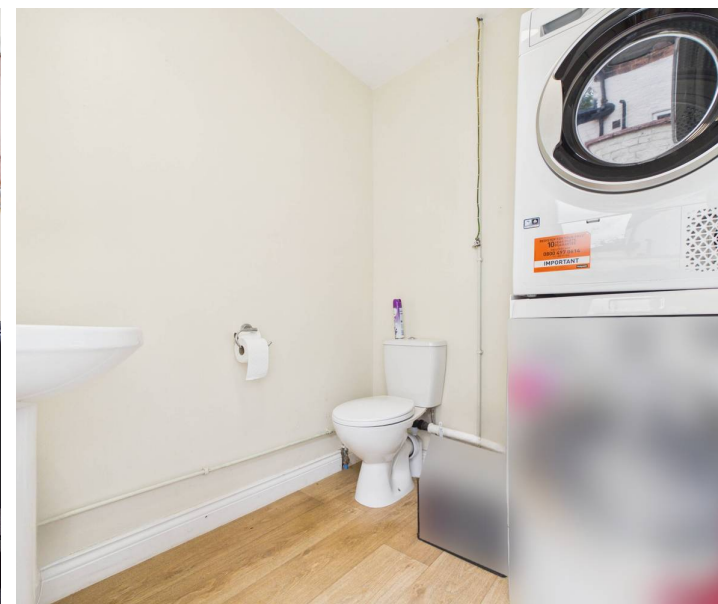
Ultrafast- 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE

Entered via a wooden door into the lounge.

LOUNGE

18' 3" x 18' 10" (5.55m x 5.75m)

Wooden windows to the front elevation flooding the room with light. Finished by a modern electric fireplace, perfect for those cold winter evenings.

DINING ROOM

10' 4" x 10' 6" (3.15m x 3.20m)

Cosy room and perfect to host a gathering or entertain guests and family in. Window to the rear elevation and door to the kitchen.

KITCHEN

6' 4" x 16' 10" (1.94m x 5.14m)

Range of wall and base units in a sage finish with contrasting work surfaces and tiled splashbacks. Inset composite sink and drainer with a swan neck mixer tap. Freestanding four ring gas cooker with an extraction canopy over, integral fridge freezer. Windows and a half glazed UPVC door to the side elevation.





FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

18' 3" x 12' 11" (5.56m x 3.94m)

Wooden windows to the front elevation. Adam style fireplace surround housing an electric fire.

FAMILY BATHROOM

9' 0" x 10' 4" (2.74m x 3.16m)

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. Window to the rear elevation and storage cupboards.

SECOND FLOOR ACCOMMODATION:

BEDROOM TWO

16' 8" x 13' 0" (5.07m x 3.95m)

Fitted bedroom furniture incorporating multiple wardrobes, chests of drawers and a vanity area. Wooden windows to the front elevation.

BEDROOM THREE

10' 4" x 10' 6" (3.16m x 3.21m)

Window to the rear elevation and a handy storage cupboard.







OUTBUILDINGS:

OUTSIDE WC

6' 2" x 5' 9" (1.87m x 1.75m)

Two piece suite incorporating a push button WC and a pedestal wash hand basin with a mixer tap. Plumbing for a washing machine and space for a tumble dryer.

KITCHEN

6' 8" x 18' 6" (2.02m x 5.63m)

Stainless steel units and a six burner cooker with an extraction canopy over. Fully insulated room.

OFFICE

13' 5" x 16' 3" (4.08m x 4.96m)

Great space for a home office or a function room.

STORAGE 1

7' 0" x 18' 7" (2.13m x 5.66m)

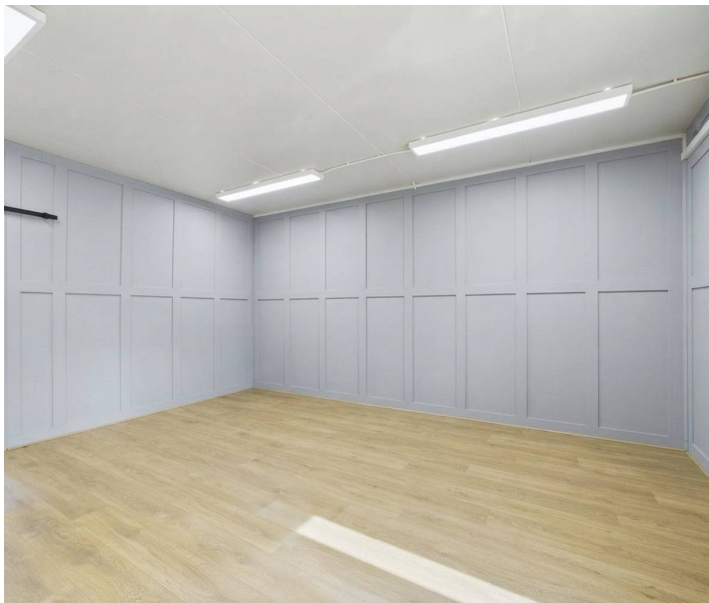
STORAGE 2

3' 10" x 8' 1" (1.16m x 2.47m)

GARDEN ROOM

12' 8" x 9' 3" (3.86m x 2.83m)

Great space to unwind in and take in the garden. Double opening French doors with sidelights to the rear elevation.



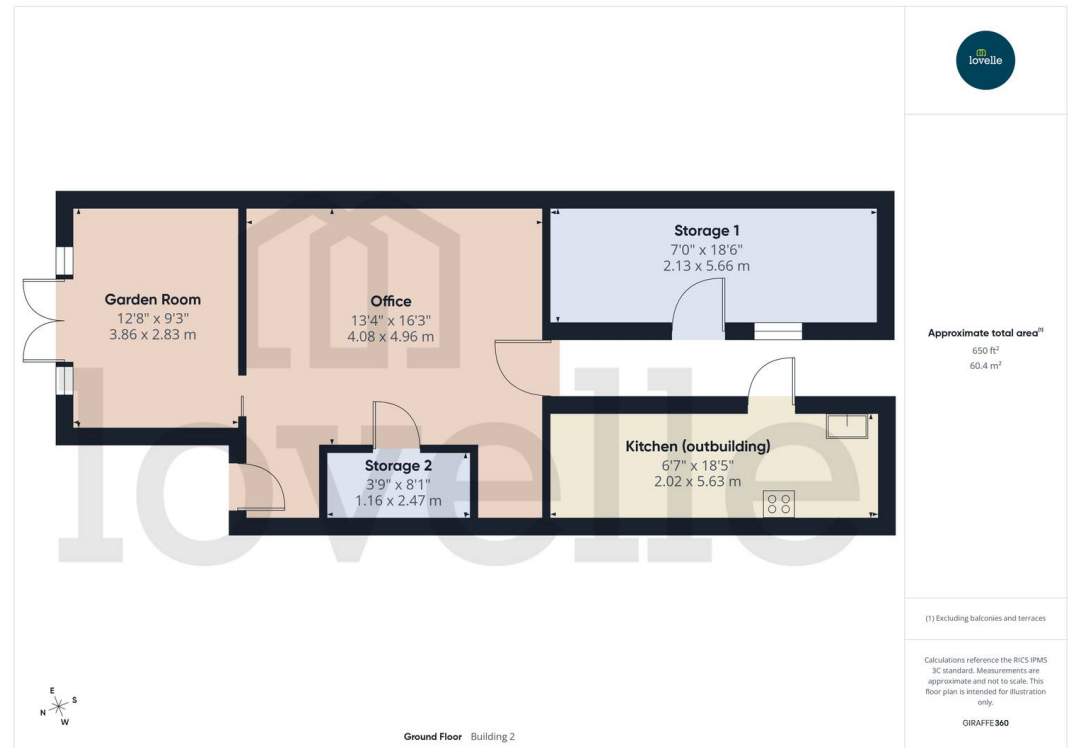
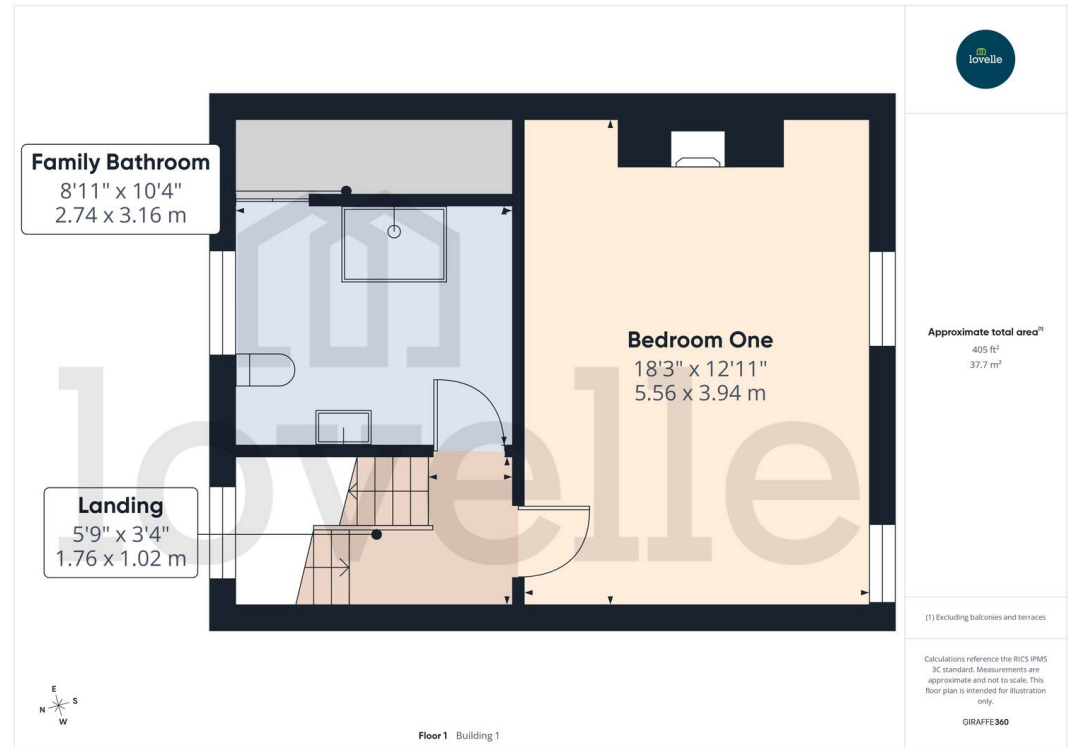


COURTYARD

Fully paved and enclosed by brick walls. Making it low maintenance and private. (Shared rear access between multiple properties)

REAR GARDEN

Predominantly laid to lawn with a patio area. Fully enclosed by brick walls and wooden fencing. Finished with a raised flower border and mature trees and shrubbery.



*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: B

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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