



Birchwood Close, Barton-upon-Humber, North Lincolnshire

Offers over £440,000




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Key Features

- Total Floor Area:- 188 Square Metres
- Elevated Plot
- Open Plan Living Room
- Breakfast Kitchen
- Family Room & Conservatory
- Utility Room & WC
- Four Double Bedrooms
- En-Suite & Family Bathroom
- Enclosed Rear Garden & Games Room
- Detached Garage & Driveway
- EPC rating C





DESCRIPTION

Located in the highly regarded area of Birchwood Close is this executive four bedroom family residence.

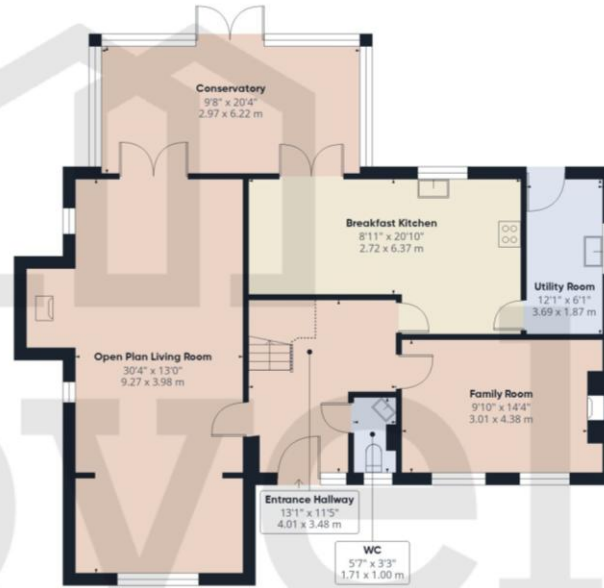
Upon arriving, you are greeted by a driveway and a manicured front garden. Offering ample off-street parking and access to the detached garage. Once inside, it opens to a spacious hallway with a handy downstairs WC. Continuing, there is a bright open plan living room, incorporating a dining area and a further family room. Great spaces to entertain or receive guests in. Not to forget, the fully equipped breakfast kitchen with an adjacent conservatory. Finished with a utility room, adding versatility and convenience to the property. While the first floor offers four bedrooms with the principal one benefitting from an en-suite and the rest from a boutique style family bathroom.

Finishing this home is the rear garden. Fully enclosed and adorned with mature plantings, manicured lawn and a patio area, with a further side garden. Not to forget, the games room. Perfect space to unwind in.

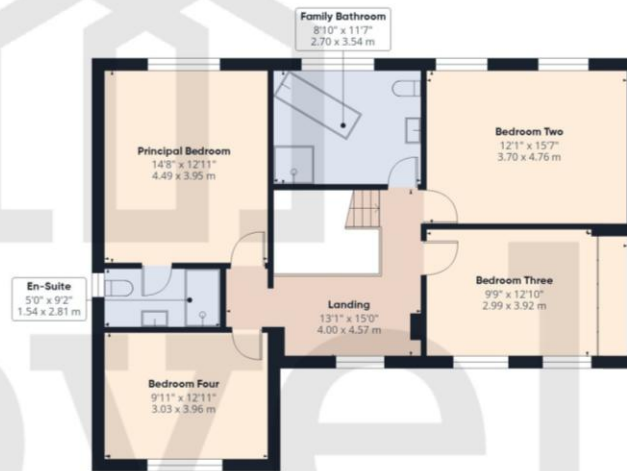
Viewing of this home is highly recommended!



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Birchwood Close, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band F

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		
69-80	C	76 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 4.01m x 3.48m (13'2" x 11'5")

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

OPEN PLAN LIVING ROOM: 9.27m x 3.98m (30'5" x 13'1")

LIVING AREA

An impressive brick Inglenook fireplace acts as a grounding feature and housing a cast iron stove. Perfect for those cold winter evenings. Double opening French doors to the conservatory and two further windows to the side elevation.

DINING AREA

Great space to entertain guests and family.

Window to the front elevation.

FAMILY ROOM 3.01m x 4.38m (9'11" x 14'5")

Brick fireplace surround housing an electric fire. Two windows to the front elevation.

(Currently used as a home office)

BREAKFAST KITCHEN 2.72m x 6.37m (8'11" x 20'11")

Range of wall and base units in a cream finish with contrasting work surfaces and decorative tiled splashbacks. Freestanding Rangemaster cooker with multiple ovens and a four ring hob, extraction canopy over. Plumbing for a dishwasher. Inset one and a half bowl sink and drainer with a swan neck mixer tap.

Window to the rear elevation and a door to the utility room.

Finished with a breakfast area and double opening French doors to the conservatory.

CONSERVATORY 2.97m x 6.22m (9'8" x 20'5")

Constructed on a low rise brick wall, fully double glazed with a polycarbonate roof.

Double opening French doors to the rear elevation.

UTILTIY ROOM 3.69m x 1.87m (12'1" x 6'1")

Range of wall and base units with a contrasting work surface and tiled splashback. Inset sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for a fridge freezer.

Window to the side elevation and a half glazed UPVC door to the rear elevation.

WC 1.71m x 1m (5'7" x 3'4")

Two piece suite incorporating a wall mounted wash hand basin with hot and cold water taps and a low flush WC. Window to the front elevation.

FIRST FLOOR ACCOMMODATION:

LANDING 4m x 4.57m (13'1" x 15'0")

Window to the front elevation.

PRINCIPAL BEDROOM 4.49m x 3.95m (14'8" x 13'0")

Fitted bedroom furniture incorporating multiple wardrobes and a vanity area. Window to the rear elevation and a door to the en-suite.

EN-SUITE 1.54m x 2.81m (5'1" x 9'2")

Three piece suite incorporating a shower cubicle with a shower over, pedestal wash hand basin with hot and cold water taps and a low flush WC.

Chrome effect towel rail radiator and decorative tiles throughout.

Window to the side elevation.

BEDROOM TWO 3.7m x 4.76m (12'1" x 15'7")

Two windows to the rear elevation.

BEDROOM THREE 2.99m x 3.92m (9'10" x 12'11")

Fitted bedroom furniture incorporating multiple wardrobes and a chest of drawers. Two windows to the front elevation.

BEDROOM FOUR 3.03m x 3.96m (9'11" x 13'0")

Window to the front elevation.

FAMILY BATHROOM 2.7m x 3.54m (8'11" x 11'7")

Four piece boutique style suite incorporating a freestanding bathtub with a telephone style shower attachment, shower cubicle with a rain shower, pedestal wash hand basin with hot and cold water taps and a low flush WC.

Chrome effect towel rail radiator and decorative tiles throughout.

Window to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Predominantly laid to lawn with mature trees and shrubbery adorning the boundary. Finished with a driveway offering ample off-street parking for multiple vehicles and access to the detached garage and rear garden.

DETACHED GARAGE 2.67m x 5.5m (8'10" x 18'0")

Up and over door. Power and lighting.

REAR ELEVATION

Predominantly laid to lawn with colourful plantings and mature trees and shrubbery adorning the boundary. Divided into multiple "garden rooms", incorporating a side garden and steps leading from the patio to the lawn. Finished with a pond adding a whimsical touch to the property.

GAMES ROOM 2.87m x 5.38m (9'5" x 17'8")

Power and lighting.

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- 16 Mbps (download speed), 1 Mbps (upload speed),
Superfast- 50 Mbps (download speed), 9 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 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.

