



Canberra View, Barton-upon-Humber, North Lincolnshire

Offers over £250,000





Key Features

- Total Floor Area: 111 Square Metres
- Immaculately Presented Home
- Kitchen Diner & Utility Room/WC
- Lounge & Sunroom
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Patio and Terrace
- Garage & Carport
- EPC rating B





DESCRIPTION

Falkland Way is an attractive development of stylish and charming properties and views of the Humber Bridge.

Stood proudly at the development is this beautiful three bedroom house. This home has been lovingly taken care of by the current owners, offering tastefully styled accommodation, presented to an impeccable standard, that would appeal to the modern day buyer or anyone looking to downsize.

As you approach, you are greeted by a pleasing front garden with mature shrubbery. Once inside, the hallway invites you to explore deeper. The door to the left takes you to the lounge which features French doors taking you out to the rear garden. While to the right are - the kitchen diner with an adjacent sunroom, and the utility room/WC. Offering convenience and practicality to the property. While the first floor offers three double bedrooms. With the principal one benefiting from an en-suite, and the rest from a stylish family bathroom.

Finished with a terrace making it perfect for outdoor entertaining or to enjoy a moment to yourself. While the garage and carport offer great off-street parking.

VIEWING IS A MUST!



FLOORPLAN



Ground Floor



Floor 1

Canberra View, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

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	82 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.

Follow us on:



ENTRANCE 2.61m x 3.17m (8'7" x 10'5")

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

LOUNGE 3.7m x 6.15m (12'1" x 20'2")

A bright and substantial space with feature French doors to the rear elevation opening to the garden. Further window to the front elevation.

KITCHEN DINER 5.21m x 2.85m (17'1" x 9'5")

Range of wall and base shaker style units in a light grey finish with contrasting granite work surfaces and upstands. Inset eye level electric Neff oven and a microwave, five ring gas hob with an extraction canopy over. Inset sink and drainer with a swan neck mixer tap. Integral dishwasher and a fridge freezer. Finished with a dining area. Window to the rear elevation and an opening to the sunroom.

SUNROOM 2.82m x 2.99m (9'4" x 9'10")

Quaint space to relax in or entertain guests and family.

Cathedral style window to the rear elevation and further roof window and French doors to the terrace and patio.

UTILITY ROOM/WC 2.5m x 2.05m (8'2" x 6'8")

Minimal range of base units with a contrasting granite work surface and upstands. Inset stainless steel sink and drainer with a swan neck mixer tap. Housing the combination boiler, plumbing for a washing machine and space for a tumble dryer, push button WC. Window to the front elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 4.26m x 3.09m (14'0" x 10'1")

Range of fitted bedroom furniture incorporating three wardrobes and drawers. Window to the rear elevation and doors to the en-suite.

EN-SUITE 1.71m x 2.71m (5'7" x 8'11")

White three piece suite incorporating a double walk-in shower with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Chrome effect towel rail radiator, decorative tiles to the walls. Roof window to the front elevation.

BEDROOM TWO 4.72m x 2.6m (15'6" x 8'6")

Window to the rear elevation.

BEDROOM THREE 2.75m x 3.48m (9'0" x 11'5")

Window to the front elevation.

FAMILY BATHROOM 2.46m x 1.78m (8'1" x 5'10")

White three piece suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles to the walls, chrome effect towel rail radiator and a window to the front elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Mainly laid to lawn with a walkway to the front door. Mature shrubs and plants add charm and colour to the front. Gated access to the rear of the property.

REAR ELEVATION

A private rear garden fully enclosed by fencing and decorative brick walls, predominantly laid to lawn with an extended terraced patio, perfect for outdoor entertaining family and guests. Array of plants and shrubbery add style and a modern feel to this space.

Gated access to the garage and carport.

TERRACE 6.09m x 4.59m (20'0" x 15'1")

GARAGE 2.96m x 5.58m (9'8" x 18'4")

Up and over door, power and lighting.

CARPORT

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 - EE, Three, O2, Vodafone.

*

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.

