



Horkstow Road, Barton-upon-Humber, North Lincolnshire

£440,000

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 lovelle







## Key Features

- Total Floor Area:- 141 Square Metres
- Lounge & Conservatory
- Kitchen Diner
- Utility Room
- Downstairs WC
- Four Bedrooms
- Family Bathroom & En-Suite
- Double Detached Garage
- Driveway
- Front and Rear Gardens
- EPC rating C







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## DESCRIPTION

Situated in the desirable location of Horkstow Road is this superb family home. Ready for someone new to move in and put their own stamp on it.

Approaching, you are greeted by a spacious front garden with a driveway leading to the garage. Once inside, the generously proportioned accommodation invites you through a lovely hallway with doors to all principal rooms. Further on, you are greeted by a family kitchen with a dining space and area for the family to enjoy and relax in. Not to forget the adjoining utility room and downstairs WC, adding convenience and versatility to the property. Finishing the ground floor is the lounge and conservatory, offering great spaces to receive and entertain guests. While the first floor offers four bedrooms. With the principal one benefitting from an en-suite, while the rest from a family bathroom.

To the rear, there is an established garden with a manicured lawn and flower borders. Wonderful space to relax in and enjoy a moment to yourself.

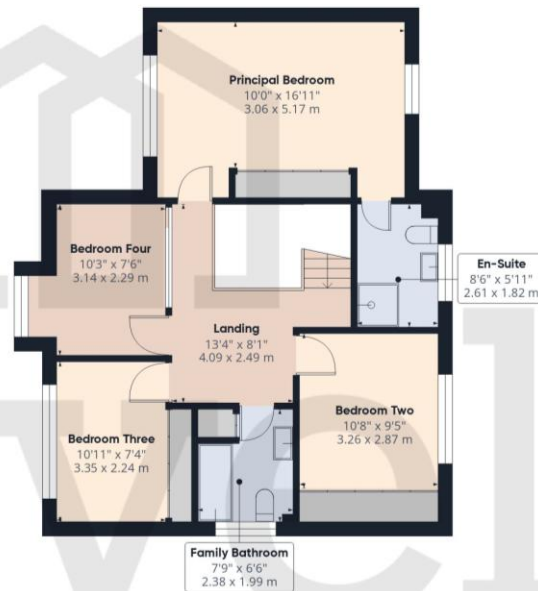
We anticipate a high demand for this property, viewing is highly recommended!



## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



## Horkstow Road, Barton-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band E

### 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	69 C	75 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.

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**ENTRANCE** 3.13m x 2.98m (10'4" x 9'10")

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

**LOUNGE** 3.65m x 5.17m (12'0" x 17'0")

Spacious room with a window to the front elevation and a feature modern electric fireplace. Furthermore, there are sliding patio doors to the conservatory.

**CONSERVATORY** 3.39m x 3.58m (11'1" x 11'8")

Constructed on a low rise brick wall and fully double glazed. Double opening French doors to the patio area.

**FAMILY KITCHEN:** 3.35m x 7.87m (11'0" x 25'10")

**KITCHEN**

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Inset double oven and a five ring gas hob with an extraction canopy over. White composite one and a half bowl sink and drainer with a swan neck mixer tap. Integral dishwasher.

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

**DINING AREA**

Great space to receive guests and have family meals.

**FAMILY AREA**

Quaint space for the family to enjoy. Adam style fireplace housing an electric fire.

Dual aspect with windows to the side and front elevation.

**UTILITY ROOM** 2.61m x 2.74m (8'7" x 9'0")

Wall and base units with a contrasting work surface and tiled splash backs. Plumbing for a washing machine and space for a tumble dryer. Housing the combination boiler and finished with an under stairs storage cupboard.

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

**WC** 1.2m x 1.96m (3'11" x 6'5")

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

Window to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.06m x 5.17m (10'0" x 17'0")

Fitted bedroom furniture incorporating multiple wardrobes. Dual aspect with windows to the front and rear elevation. Door to the en-suite.

**EN-SUITE** 2.61m x 1.82m (8'7" x 6'0")

Three piece suite incorporating a shower cubicle with shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and a chrome effect towel rail radiator.

Window to the rear elevation.

**BEDROOM TWO** 3.26m x 2.87m (10'8" x 9'5")

Window to the rear elevation.

**BEDROOM THREE** 3.35m x 2.24m (11'0" x 7'4")

Fitted bedroom furniture incorporating multiple wardrobes. Window to the front elevation.

**BEDROOM FOUR** 3.14m x 2.29m (10'4" x 7'6")

Window to the front elevation.

**FAMILY BATHROOM** 2.38m x 1.99m (7'10" x 6'6")

Three piece bathroom suite incorporating a bathtub with a mixer tap, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and a chrome effect towel rail radiator. Window to the side elevation.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Spacious front garden with an ample driveway offering off street parking and access to the detached garage. Finished with flower borders and a manicured lawn.

**DOUBLE DETACHED GARAGE** *4.77m x 6.16m (15'7" x 20'2")*

Up and over door, power and lighting.

**REAR ELEVATION**

Extensive rear garden and fully enclosed by fencing. Predominantly laid to lawn with flower borders and a patio area. Perfect to entertain guests and family.

**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- 15 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 70 Mbps (download speed), 16 Mbps (upload speed),  
Ultrafast- 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
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 £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.

