



Queen Street, Barton-upon-Humber, North Lincolnshire

£450,000



  
lovelle







## Key Features

- Total Floor Area: 199 Square Metres
- Sumptuous Lounge & Entrance Hall
- Cosy Family Room and Cellar
- Kitchen & Utility Room
- Garden Room & Dining Room
- Four Double Bedrooms
- Family Bathroom
- Workshop & Private Rear Garden
- Spacious Driveway
- Central Town Location
- EPC rating E









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## DESCRIPTION

Situated in the historic town of Barton Upon Humber, is this sumptuous family home. Perfect for those looking to escape the busy city lifestyle.

As you approach this property, you are greeted by wrought iron gates opening to a spacious driveway and front garden.

Once inside, it opens up to a bright entrance hall with a lavish lounge on the left, while on the right it offers a quaint family room. Perfect for gatherings or enjoying a moment to yourself. Further on there is a country-style kitchen with adjacent dining room. Not to forget the utility room, adding convenience and versatility to the property. Continuing, there is a fabulous garden room with a cast iron stove, adding whimsical charm to the property. And perfect for entertaining guests or having family time. While the first floor offers four double bedrooms and a family bathroom.

Finishing this home is the rear and side gardens. Enclosed by decorative brick walls and fully laid to lawn with an array of mature shrubbery, colourful plantings and trees adorning it. To the side, there is a patio area. Great space to unwind in. Complete with a workshop, offering endless possibilities.

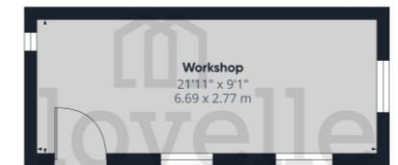
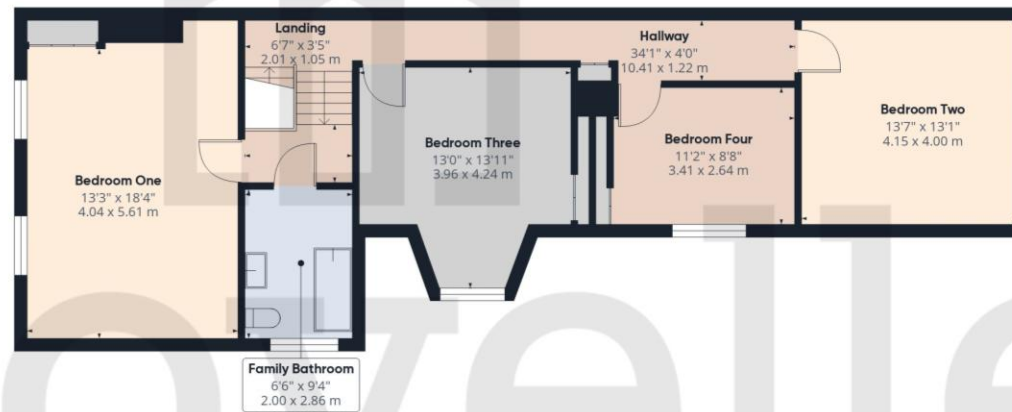
VIEWING HIGHLY RECOMMENDED!



## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



## Queen Street, 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.lovell.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		
55-68	D		
39-54	E	50 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 HALL** 2.02m x 6.08m (6'7" x 19'11")

Entered through a wooden door into the hall. Door to the lounge and a staircase to the first floor accommodation.  
Finished with a handy under stairs storage cupboard and access to the cellar.

**LOUNGE** 4.09m x 6.12m (13'5" x 20'1")

Bright and airy room with an Adam style fireplace housing a cast iron fire sitting on a tiled hearth, adding a grounding feature to this space. Perfect for those cold winter evenings.

Two wooden sash windows to the front elevation.

**FAMILY ROOM** 4.25m x 4.21m (13'11" x 13'10")

Quaint space with a feature Adam style fireplace surround housing a cast iron fire sitting on a marble hearth. Double opening doors to the side elevation overlooking the patio. Finished with fitted shelving and storage cupboards.



**KITCHEN** 3.75m x 3.98m (12'4" x 13'1")

Range of wall and base units with contrasting work surfaces. Freestanding RANGEMASTER cooker with multiple ovens and a five ring hob. Plumbing for a dishwasher and space for a tall fridge freezer. White sink and drainer with a swan neck mixer tap.

Wooden sash window to the side elevation.

Archway to the dining room.

**DINING ROOM** 4.04m x 3.96m (13'4" x 13'0")

Great space to entertain or have family time in.

Dual aspect with windows to the side and rear elevation.

**UTILITY ROOM** 1.74m x 1.79m (5'8" x 5'11")

Range of base and wall unit with a contrasting work surface and tiled splash back. Plumbing for a washing machine. Inset stainless steel sink and drainer with a swan neck mixer tap.

Window to the rear elevation.

**GARDEN ROOM** 2.95m x 4.77m (9'8" x 15'7")

Stylish and sleek space offering great views of the rear garden with windows fully wrapping around you. Finished with a cast iron stove.

Double opening doors to the side and rear elevation.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 4.04m x 5.61m (13'4" x 18'5")

Two wooden sash windows to the front elevation.

Handy storage cupboard.

**BEDROOM TWO** 4.15m x 4m (13'7" x 13'1")

Two wooden sash windows to the rear elevation.

**BEDROOM THREE** 3.96m x 4.24m (13'0" x 13'11")

Wooden sash window to the side elevation.

Handy storage cupboards.

**BEDROOM FOUR** 3.41m x 2.64m (11'2" x 8'8")

Wooden sash window to the side elevation.

Handy storage cupboard.

**FAMILY BATHROOM** 2m x 2.86m (6'7" x 9'5")

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

Decorative tiles to the wet areas and a chrome effect towel rail radiator.

Wooden sash window to the side elevation.



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

Enclosed by decorative brick walls, offering privacy from the street.  
Spacious driveway offering ample off street parking and gated access to the rear garden.  
Finished with wrought iron gates.

**PATIO**

Great space to unwind in, entertain or host. Doors to the garden room and family room.

**REAR ELEVATION**

Substantial rear garden, fully enclosed by decorative brick walls and predominantly laid to lawn with seating areas. Adorned with mature trees, shrubbery and colourful plantings.

**WORKSHOP** *6.69m x 2.77m (21'11" x 9'1")*

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- 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.

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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.



