



Canberra View, Barton-upon-Humber, North Lincolnshire

Offers over £220,000

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## Key Features

- Total Floor Area: 105 Square Metres
- Fully Equipped Kitchen Diner
- Lounge
- Downstairs WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Driveway
- Sought After Location
- Air Conditioning
- EPC rating B







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## DESCRIPTION

Hiding away at the heart of the Falkland Way development is this three bedroom home. This property offers tastefully styled accommodation over three floors that would appeal to the modern day buyer.

As you approach this deceptively spacious property, you are greeted by a driveway and gated access to the rear. Once inside, it opens with a bright and airy living room. Straight on is the fully equipped kitchen diner which features French doors taking you out to the rear garden and patio. Not to forget, the downstairs WC adding practicality and convenience to this home. Continuing, the first floor offers two bedrooms and a stylish family bathroom, while the second floor features the principal bedroom with its own en-suite and dressing area.

Finished by a fully enclosed, low maintenance rear garden.

**VIEWING IS A MUST!**



FLOORPLAN



## 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.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		93 A
81-91	B	84 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.

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**ENTRANCE** 1.54m x 1.28m (5'1" x 4'2")

Entered through a composite door into the hallway. Door to the living room and a staircase to further accommodation.

**LIVING ROOM** 5.13m x 3.32m (16'10" x 10'11")

Bright and airy room with a window to the front elevation and decorative wall panelling.

**KITCHEN DINER** 3.88m x 4.42m (12'8" x 14'6")

Range of wall and base units in a grey finish with contrasting work surfaces and upstands. Black composite sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring hob with an extraction canopy over. Integral fridge freezer, dishwasher and plumbing for a washing machine. Housing the combination boiler.

French doors with sidelights to the rear elevation overlooking the garden.

**WC** 1.92m x 0.97m (6'4" x 3'2")

White two piece suite incorporating a push button WC and a pedestal wash hand basin with a mixer tap.



**FIRST FLOOR ACCOMMODATION:**

**LANDING** 4.82m x 1.84m (15'10" x 6'0")

Great space to use as a study or a home office.

**BEDROOM TWO** 3.45m x 4.4m (11'4" x 14'5")

Window to the rear elevation.

**BEDROOM THREE** 2.9m x 2.47m (9'6" x 8'1")

Window to the front elevation.

**FAMILY BATHROOM** 2.36m x 2.37m (7'8" x 7'10")

White three piece suite incorporating a bathtub with a mixer tap and a shower over, pedestal wash hand basin with a mixer tap and a push button WC.

Decorative tiles to the wet areas and a window to the side elevation.

**SECOND FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 5.14m x 3.37m (16'11" x 11'1")

Two roof windows to the front elevation and a door to the en-suite.

(Benefits from air-conditioning)

**EN-SUITE** 2m x 2.07m (6'7" x 6'10")

Three piece suite incorporating a corner shower cubicle with a shower over, pedestal wash hand basin with a mixer tap and a push button WC. Roof window to the rear elevation.

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

Predominantly laid to gravel with a paved driveway to the side offering ample off-street parking.

**REAR ELEVATION**

Fully enclosed and predominantly laid with artificial lawn. Delightful patio and bar area, perfect for outdoor entertainment. Finished with a timber constructed garden shed.

**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),  
Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
Available - O2, Vodafone, Three, EE.

**DISCLAIMER**

Within the meaning of the Estate Agency Act 1979, the seller of this property is related to an employee of Lovelle Estate Agency.

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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.



