



Ferry Road, Barrow-upon-Humber, North Lincolnshire

Offers over £180,000



  
lovelle



## Key Features

- Total Floor Area:- 95 Square Metres
- Kitchen Diner
- Family Room & Lounge
- Three Bedrooms
- Family Bathroom
- Utility Room & WC
- Enclosed Rear Garden
- Spacious Driveway
- Detached Garage
- EPC rating D





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## DESCRIPTION

Set on the outskirts of Barrow-upon-Humber is this semi-detached home. Ideal for those looking for their first home, add to their property portfolio, or those looking to downsize.

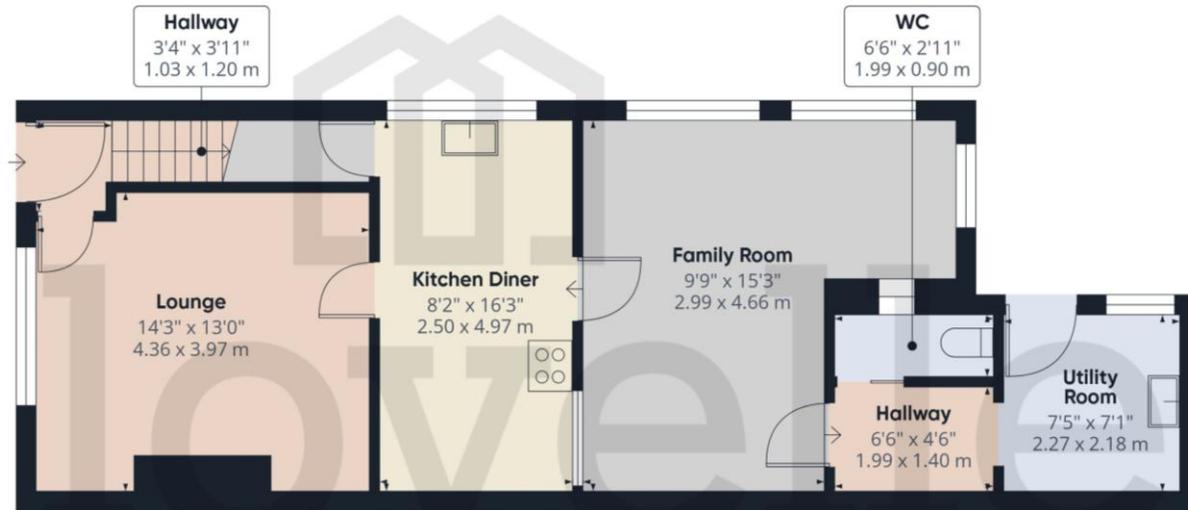
This spacious home offers well proportioned accommodation over two floors to include three bedrooms and a modern family bathroom. While the ground floor offers a cosy lounge, fully equipped kitchen diner with an adjacent family room. Great spaces to receive guests and family in. Not to forget the utility room and downstairs WC, adding convenience to the property.

Outside there is a good sized rear garden and a further side garden. With an array of shrubbery and mature plantings. Finished with a gravelled driveway and a detached garage, providing ample off-street parking for multiple vehicles.

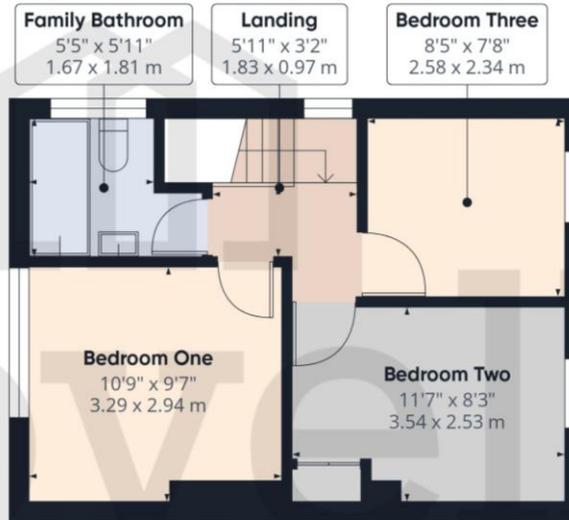
This one should be high on your viewing list!



## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1

## Ferry Road, Barrow-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band A

### 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		79 C
55-68	D	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** 1.03m x 1.2m (3'5" x 3'11")

Entered through a composite door into the hallway. Door to the lounge and a staircase to the first floor accommodation.

**LOUNGE** 4.36m x 3.97m (14'4" x 13'0")

Door to the kitchen diner and a window to the front elevation.

**KITCHEN DINER** 2.5m x 4.97m (8'2" x 16'4")

Range of wall and base units in a dove grey finish with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Freestanding five ring range cooker with multiple ovens and an extraction canopy over. Space for a tall fridge freezer and plumbing for a dishwasher. Finished with a pantry.

Dual aspect with windows to the side and rear elevation, half glazed UPVC door to the family room.

**FAMILY ROOM** 2.99m x 4.66m (9'10" x 15'4")

Feature cast iron stove adding a whimsical charm to this space.

Windows to the side and rear elevation.

**UTILITY ROOM** 2.27m x 2.18m (7'5" x 7'2")

Range of wall and base units with a contrasting work surface and tiled splashback. Belfast sink with a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer.

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

**WC** 1.99m x 0.9m (6'6" x 3'0")

Push button WC and a window to the side elevation.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 3.29m x 2.94m (10'10" x 9'7")

Window to the front elevation.

**BEDROOM TWO** 3.54m x 2.53m (11'7" x 8'4")

Window to the rear elevation.

Handy storage cupboard.

**BEDROOM THREE** 2.58m x 2.34m (8'6" x 7'8")

Window to the rear elevation.

**FAMILY BATHROOM** 1.67m x 1.81m (5'6" x 5'11")

Three piece suite incorporating a bathtub with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles to the wet areas and a towel rail radiator.

Window to the side elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Low maintenance front garden with a gravelled driveway and decorative plant borders, excellent off-street parking for multiple vehicles. Mature shrubbery provides a privacy screen from the street.

### **DETACHED GARAGE** *4.83m x 2.55m (15'10" x 8'5")*

Up and over door. Power and lighting.

### **REAR ELEVATION**

Fully enclosed by mature shrubbery and hedging. Predominantly laid to lawn with a patio area and a timber constructed garden shed. Perfect space for a family to enjoy outdoor activities, quiet evenings at home, or entertaining friends. A further side garden with a gravelled flower border adds extra outdoor space.

## **LOCATION**

Barrow-upon-Humber is a highly regarded residential village, with local shops, pub, excellent recreational facilities, a pharmacy, garage, garden centre, a Primary School and Churches. Baysgarth coeducational Secondary School, situated in the market town of Barton upon Humber only a short drive away.

**BROADBAND TYPE**

Standard- 16 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 61 Mbps (download speed), 11 Mbps (upload speed),  
Ultrafast - 1800 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.

