

Westfield Road, Barton-upon-Humber

North Lincolnshire

Offers Over £425,000

lovelle









Westfield Road

Barton-upon-Humber

Enjoying a sizeable plot of 0.5 acres, is this versatile detached dormer bungalow.

Pulling up to the property, it immediately evokes a sense of privacy thanks to the gated driveway.

The generously proportioned accommodation includes a spacious family kitchen with an adjacent utility room. Further on, there is a cosy lounge and a dining room, offering endless possibilities. Not to forget, the home office. Completing the ground floor are two double bedrooms and a downstairs family bathroom. While the first floor offers two further bedrooms and a WC.

Finishing this home is the wraparound garden. Mainly laid to lawn with mature flower borders and trees adorning it. With a delightful terrace for relaxing and entertaining family and friends. Completed by multiple outbuildings including a workshop.

VIEWING RECOMMENDED!

- **Total Living Area: 171 Square Metres**
- **Lounge & Dining Room**
- **Family Kitchen**
- **Home Office & Utility Room**
- **Four Double Bedrooms**
- **Family Bathroom**
- **Terrace & Wraparound Gardens**
- **Integral Garage & Gated Driveway**
- **Outside WC & Store Room**
- **Workshop**

BROADBAND TYPE:

Standard - 17 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:

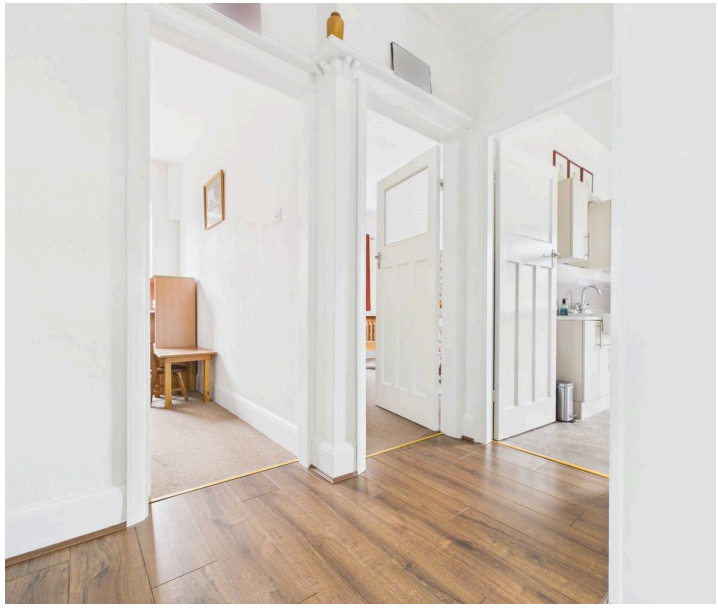
Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







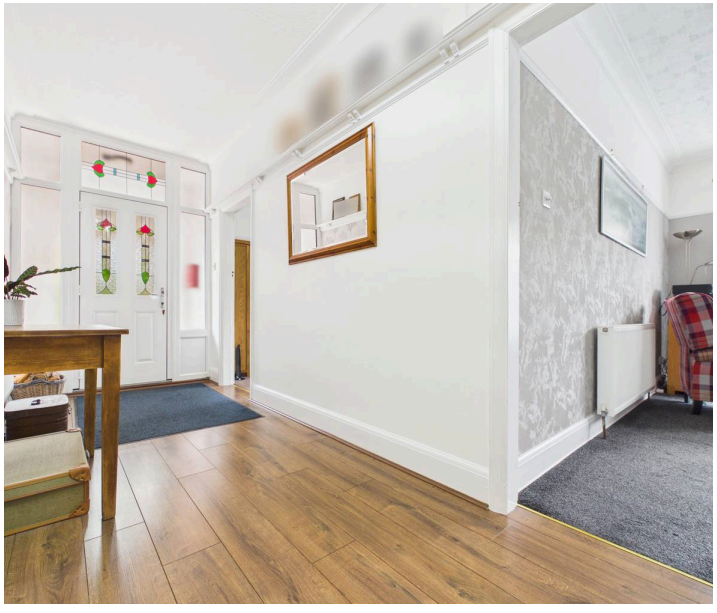
ENTRANCE
5' 11" x 28' 6" (1.80m x 8.69m)
Entered through a half glazed composite door with sidelights into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

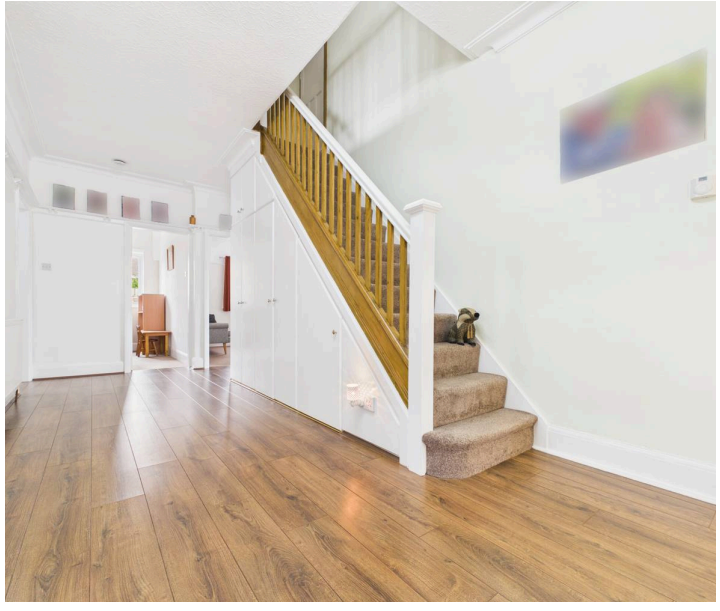
LOUNGE
13' 11" x 14' 10" (4.24m x 4.52m)
Quaint room with a feature Adam style fireplace housing a cast iron stove, adding charm to this space. Walk-in bay window to the front elevation.

DINING ROOM
13' 10" x 12' 10" (4.22m x 3.92m)
Great space to gather for family meals or entertain guests. Walk-in bay window to the front elevation.

OFFICE
5' 11" x 10' 5" (1.80m x 3.17m)
Window to the side elevation.







FAMILY KITCHEN:
13' 11" x 20' 8" (4.23m x 6.29m)

KITCHEN
Range of wall and base units in a white finish offering ample storage with contrasting work surfaces and tiled splashbacks. Inset composite one and half bowl sink and drainer with a swan neck mixer tap. Double integral oven and a four ring hob with an extraction canopy over. Plumbing for a dishwasher and space for a tall fridge freezer. Window to the side elevation.

FAMILY AREA
Bright and airy room with double opening French doors to the terrace and rear garden. Bridging the gap between indoors and outdoors, making it a great space to relax in.

UTILITY ROOM
5' 5" x 9' 4" (1.64m x 2.84m)
Wall and base units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer, housing the boiler. Window and a half glazed UPVC door to the side elevation.

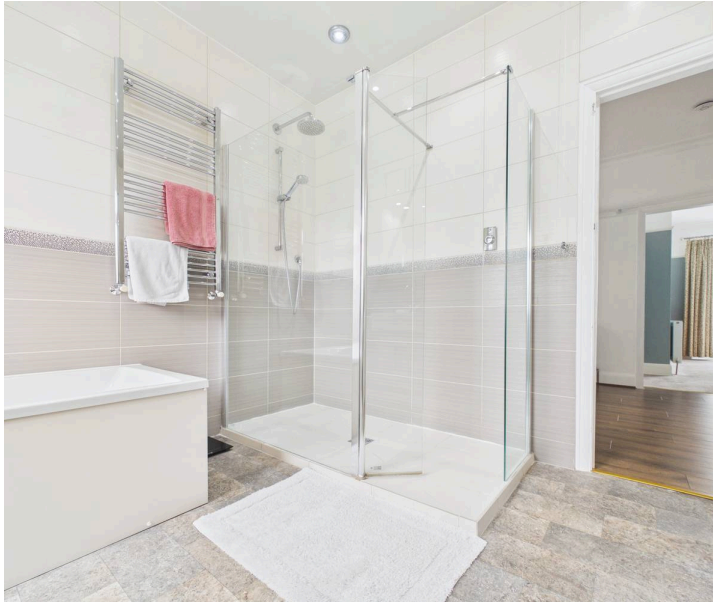












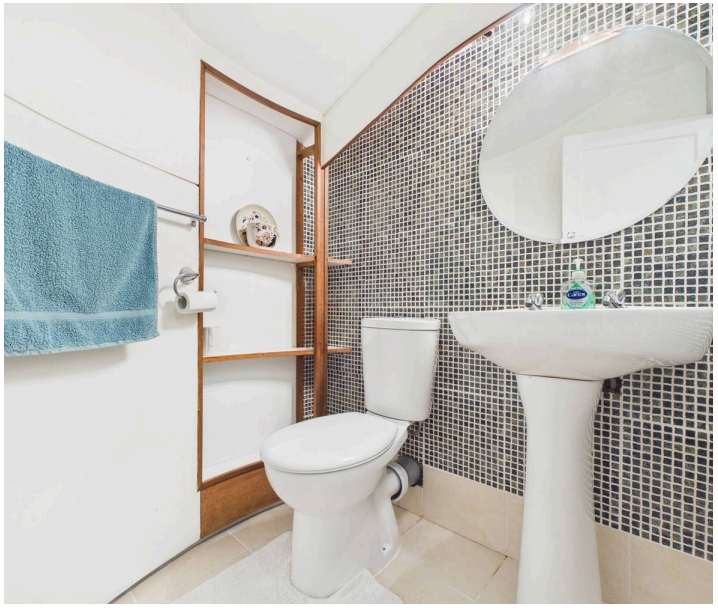
BEDROOM ONE
13' 10" x 13' 11" (4.22m x 4.25m)
Walk-in bay window to the front elevation.

BEDROOM TWO
13' 11" x 11' 4" (4.23m x 3.45m)
Window to the side elevation.

FAMILY BATHROOM
10' 6" x 9' 9" (3.19m x 2.97m)
Four piece bathroom suite incorporating a walk-in shower cubicle with a rain shower over, bathtub with a mixer tap, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and a window to the rear elevation.







FIRST FLOOR ACCOMMODATION:
3' 3" x 8' 8" (0.98m x 2.64m)
Eaves storage.

BEDROOM THREE
12' 3" x 10' 10" (3.74m x 3.31m)
Fitted bedroom furniture incorporating multiple wardrobes. Window to the front elevation.

BEDROOM FOUR
8' 4" x 11' 1" (2.53m x 3.37m)
Fitted bedroom furniture incorporating multiple wardrobes. Window to the front elevation.

WC
5' 6" x 5' 2" (1.67m x 1.57m)
Two piece suite incorporating a push button WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles to the wet areas.

OUTSIDE THE PROPERTY:

TERRACE
15' 10" x 10' 10" (4.82m x 3.31m)

WORKSHOP
7' 11" x 15' 6" (2.41m x 4.72m)
Power and lighting.

STORE ROOM
4' 1" x 10' 0" (1.25m x 3.05m)

OUTSIDE WC
2' 11" x 5' 5" (0.88m x 1.65m)
High flush WC.



FRONT GARDEN

Laid to lawn with mature trees and flower borders. Block paved driveway offering ample off-street parking and access to the garage and rear garden.

REAR GARDEN

Substantial rear garden, mainly laid to lawn and fully enclosed by fencing and mature shrubbery with a backdrop of trees and an orchard. Perfect for someone who enjoys outdoors and gardening. Finished with a timber summerhouse and a greenhouse.

GARAGE

Single Garage

Power and lighting.

DRIVEWAY

2 Parking Spaces



Ground Floor

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Approximate total area(1)

1806 ft²

167.9 m²

Balconies and terraces

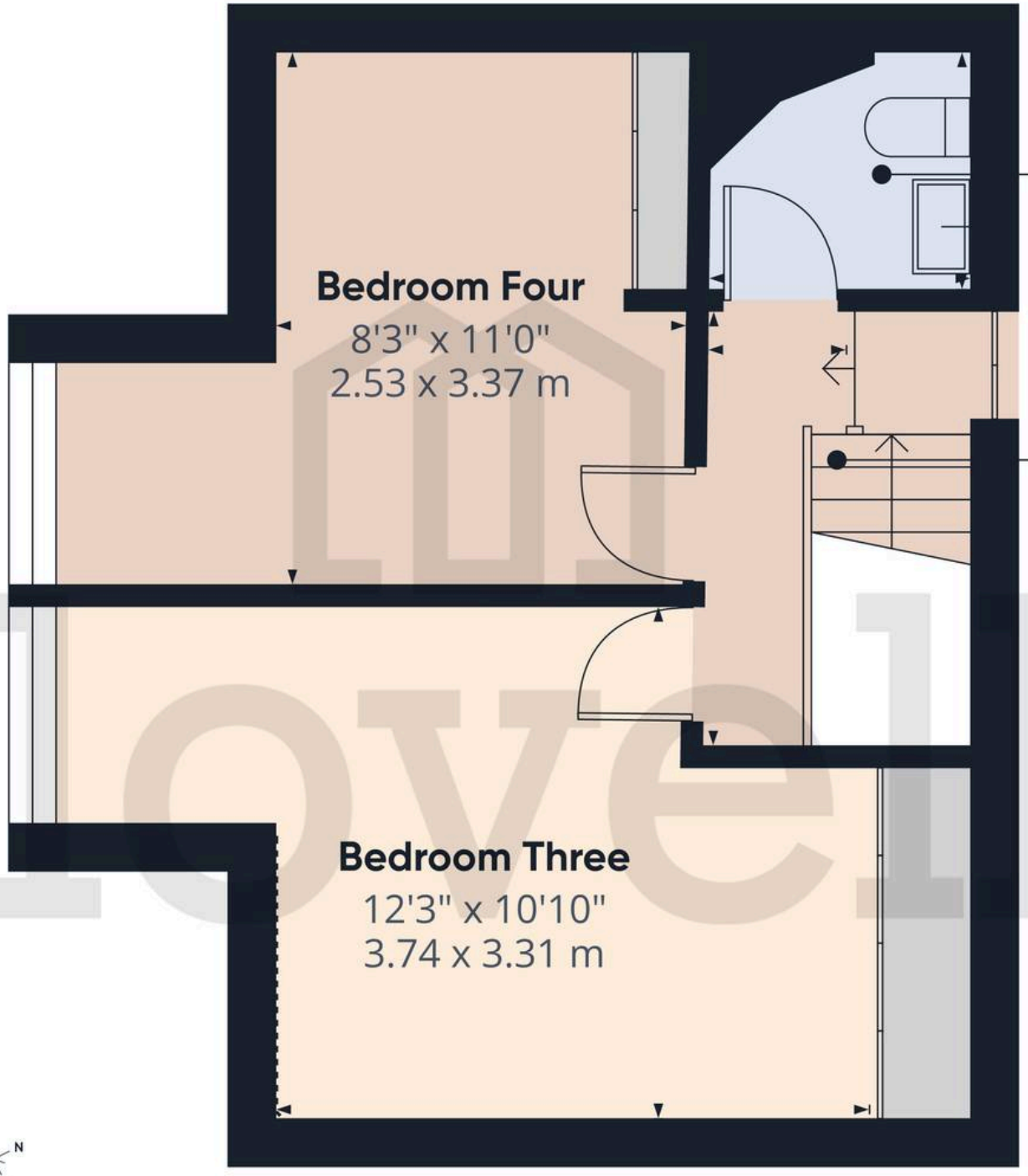
215 ft²

20 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

324 ft²

30.1 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 £30.00 (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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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 branch to book in with our mortgage advisor.

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.

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.

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.



Lovelle Estate Agency

9 King Street, Barton-upon-Humber - DN18 5ER

01652 636587

barton@lovelle.co.uk

www.lovelle.co.uk/estate-agents-and-letting-agents/branch/barton-upon-humber/

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