

Graburn Way, Barton-upon-Humber

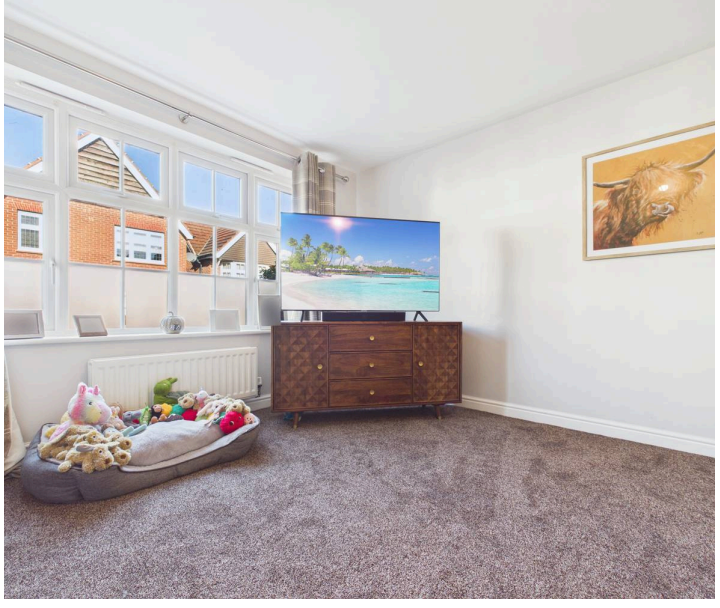
North Lincolnshire

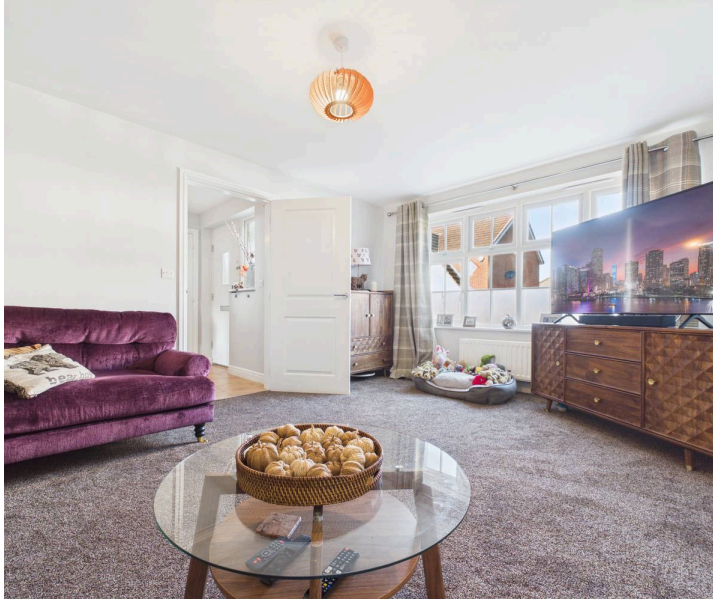
Offers Over £290,000

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Graburn Way

Barton-upon-Humber

This four bedroom home would appeal to the modern day buyer or anyone looking for a family home.

Approaching this property you are greeted by a mature front garden with a manicured lawn and a driveway leading to the garage. Once inside, the hallway leads to a bright living room, while the fully equipped kitchen diner offers the perfect space, overlooking the garden, for the family to enjoy or entertain guests and friends. Not to forget, the handy utility room and downstairs WC, adding versatility and convenience to the property. As for the first floor, it offers four spacious bedrooms with the principal one having an en-suite and the rest benefitting from a family bathroom.

To finish this home is the rear garden. Fully enclosed with multiple seating areas. Perfect space to relax in.

Do not hesitate and book your viewing today!

- **Total Floor Area:- 122 Square Metres**
- **Living Room**
- **Kitchen Diner**
- **Utility Room & WC**
- **Four Bedrooms**
- **En-Suite & Family Bathroom**
- **Detached Garage**
- **Driveway**
- **South Facing Rear Garden**
- **Elevated Plot**

GREENBELT CHARGE:

This property is subject to a Greenbelt charge which we currently believe is set at £316.91 per annum.

BROADBAND TYPE:

Standard- 14 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 66 Mbps (download speed), 16 Mbps (upload speed),

Ultrafast- 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

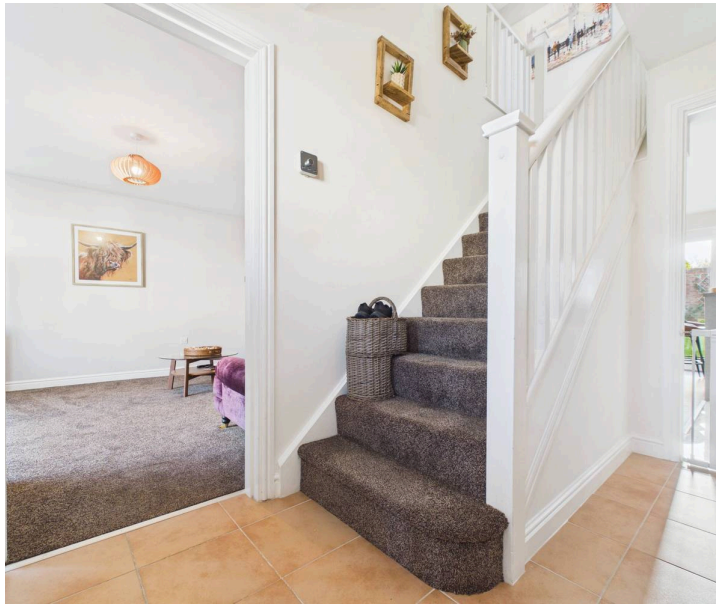
Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE
6' 9" x 9' 8" (2.05m x 2.95m)
Entered through a composite door into the hallway with doors to all principal rooms and a staircase to the first floor accommodation. Window to the front elevation.

LIVING ROOM
11' 11" x 16' 6" (3.62m x 5.04m)
Bright and airy room with a "picture" window to the front elevation.

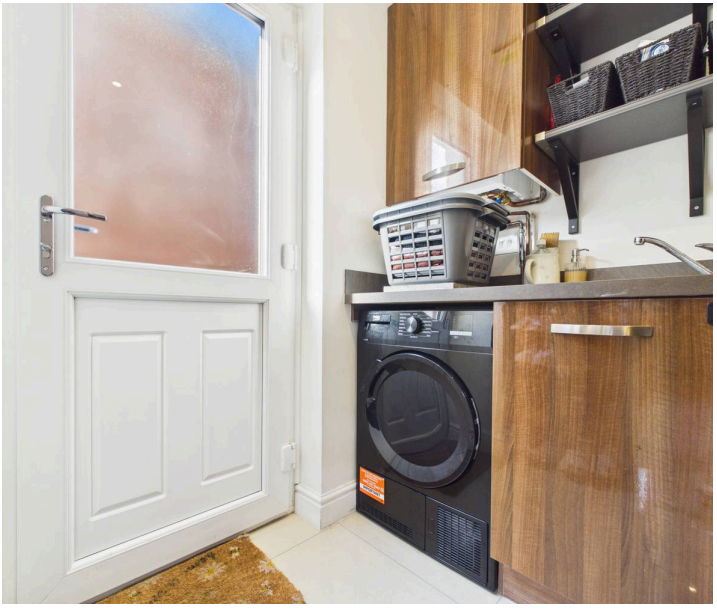
KITCHEN DINER
25' 0" x 12' 2" (7.61m x 3.72m)
Range of wall and base units in a walnut finish with contrasting work surfaces and upstands. Inset electric oven, microwave and a four ring induction hob with an extraction canopy over. Integral dishwasher and fridge freezer. Inset one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. Windows to the rear elevation and a door to the utility room. Dining area with sliding patio doors and views of the rear garden, bridging the gap between indoors and outdoors. Perfect space for entertaining or family meals. Finished with a handy understairs storage cupboard.

UTILITY ROOM
5' 9" x 6' 6" (1.75m x 1.97m)
Range of wall and base units with a contrasting work surface. Stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine, space for a tumble dryer and housing for the combination boiler. Half glazed composite door to the side elevation.

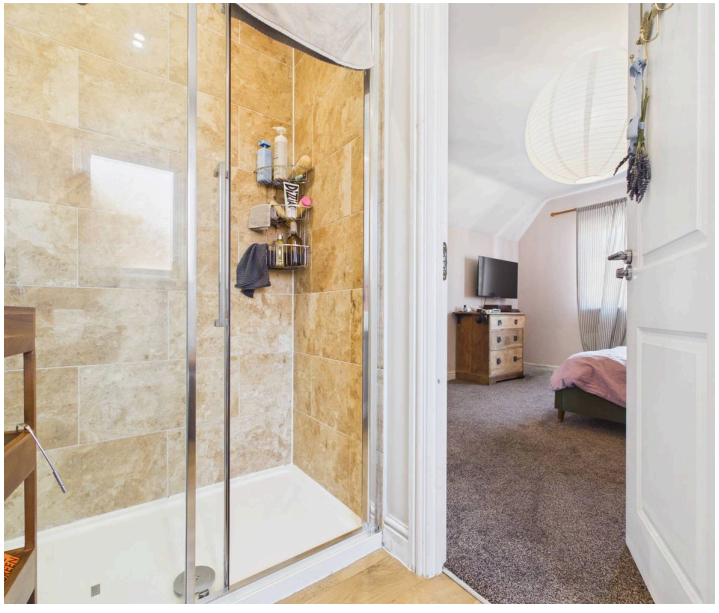
WC
5' 10" x 4' 4" (1.77m x 1.33m)
White two piece suite incorporating a push button WC and a wall mounted wash hand basin with a mixer tap with a decorative splash back. Window to the front elevation.













FIRST FLOOR ACCOMMODATION:
10' 4" x 3' 0" (3.14m x 0.92m)

PRINCIPAL BEDROOM
11' 10" x 13' 3" (3.60m x 4.03m)
Fitted bedroom furniture incorporating multiple wardrobes and shelving. Window to the front elevation and a door to the en-suite.

EN-SUITE
8' 4" x 4' 3" (2.54m x 1.29m)
White three piece suite incorporating a walk-in shower cubicle with a shower over, push button WC and a wall mounted wash hand basin with a mixer tap. Decorative tiles to the wet areas and a chrome effect towel rail radiator. Window to the side elevation.

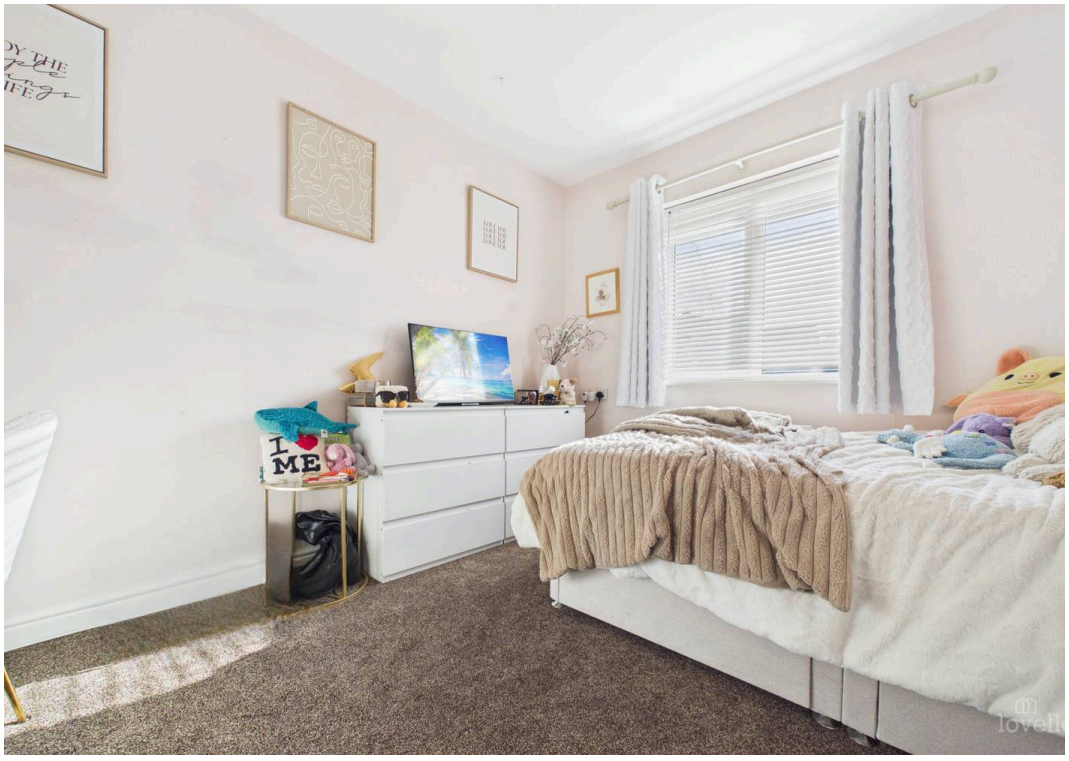
BEDROOM TWO
10' 10" x 12' 8" (3.29m x 3.87m)
Window to the front elevation.

BEDROOM THREE
9' 7" x 11' 1" (2.93m x 3.39m)
Window to the rear elevation.

BEDROOM FOUR
9' 1" x 7' 6" (2.77m x 2.29m)
Window to the rear elevation.

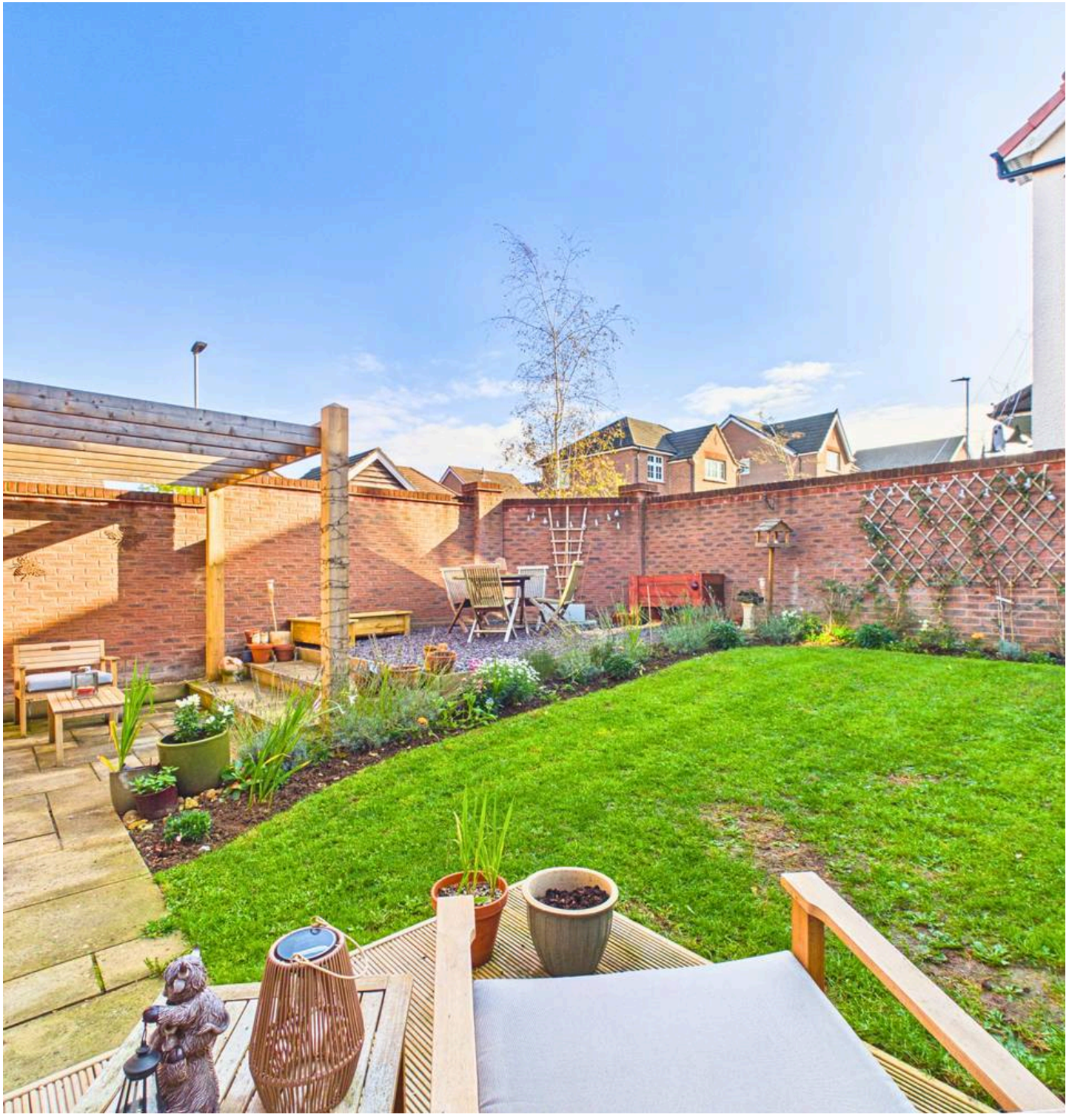
FAMILY BATHROOM
5' 10" x 10' 9" (1.77m x 3.28m)
White three piece suite incorporating a bathtub with a mixer tap and a shower over, push button WC and a wall mounted wash hand basin with a mixer tap. Decorative tiles to the wet areas and a chrome effect towel rail radiator. Window to the side elevation and an airing cupboard.




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FRONT GARDEN

Mature front garden with evergreen hedging, gravelled border and a manicured lawn. To the side there is a driveway leading to the detached garage and the rear garden, offering ample off-street parking for multiple vehicles.

REAR GARDEN

Fully enclosed south facing rear garden, predominantly laid to lawn and finished with a patio area and steps leading to further seating areas. Perfect for outdoor entertaining. Gated access to the driveway and garage.

GARAGE

Single Garage

Up and over door, power and lighting.

DRIVEWAY

2 Parking Spaces



Ground Floor Building 1

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Approximate total area(1)

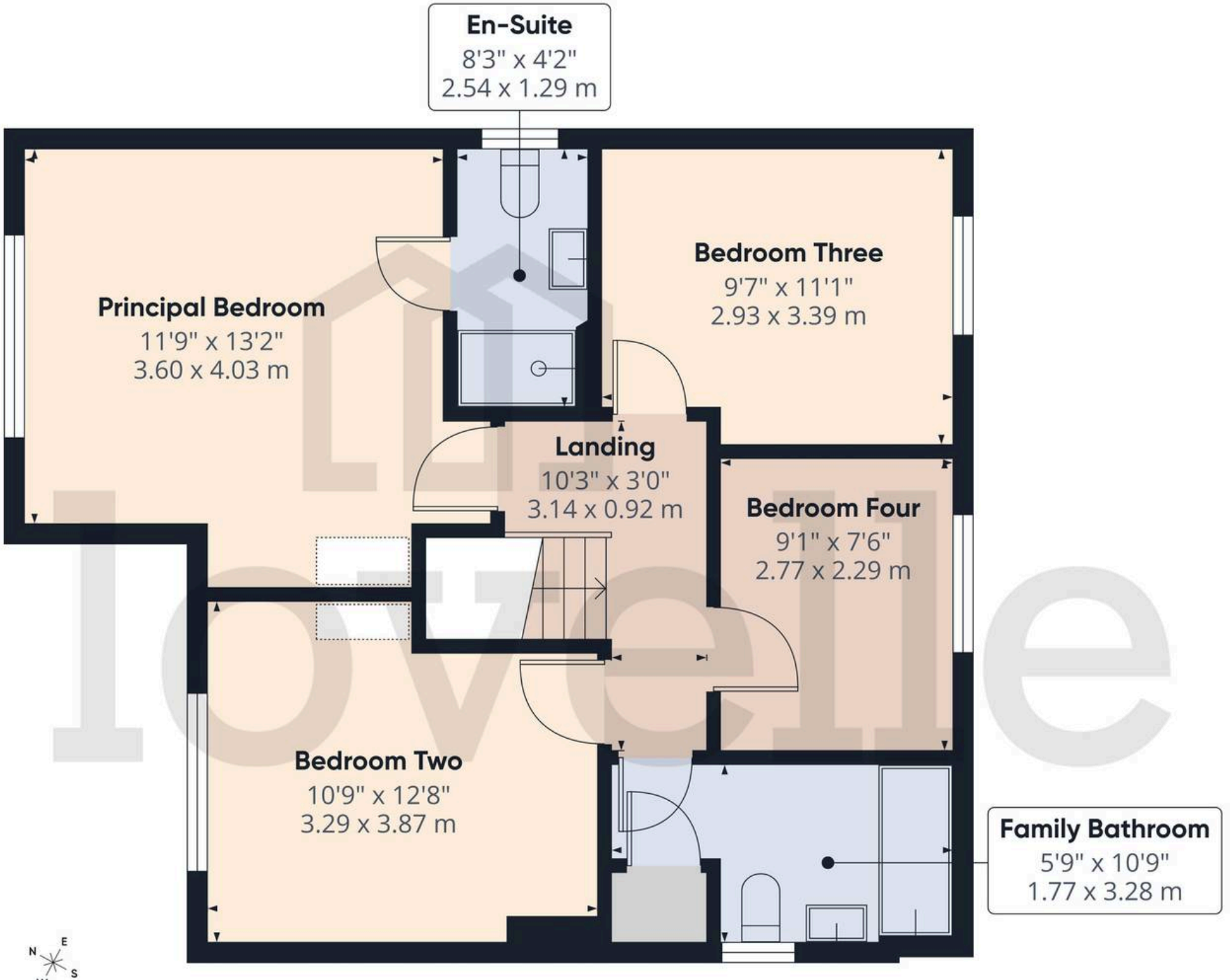
647 ft²

60.1 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 Building 1

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Approximate total area(1)

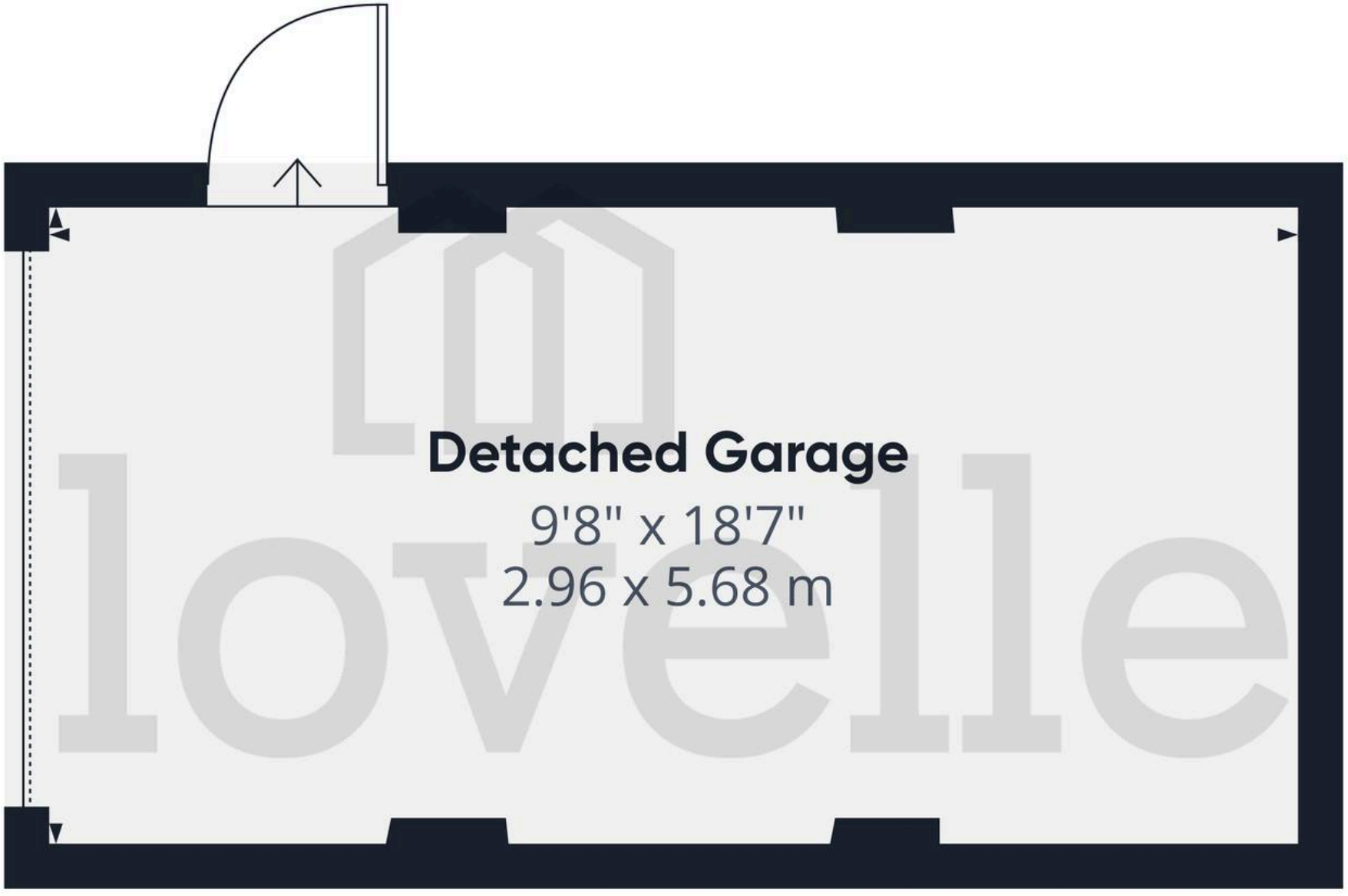
596 ft²

55.4 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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Approximate total area(1)

183 ft²

17 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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Ground Floor Building 2

*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: C

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.



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