



Jubilee Place, Barton-upon-Humber, North Lincolnshire

£350,000

 4  2  2


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Key Features

- *NO CHAIN*
- Total Floor Area:- 127 Square Metres
- Detached Family Home
- Open Plan Kitchen Living Diner
- Lounge
- Utility & Ground Floor WC
- Four Bedrooms
- En-Suite & Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- EPC rating C





DESCRIPTION

****NO CHAIN****

Occupying a generous plot in a desirable residential location, this spacious four bedroom detached family home offers well balanced accommodation ideally suited to modern family living.

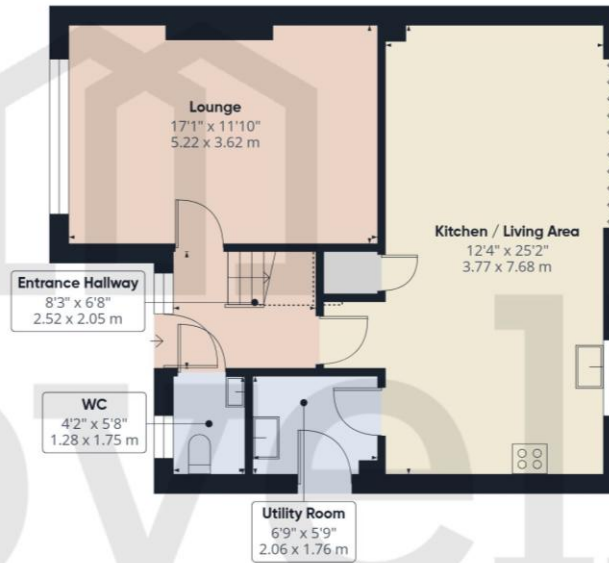
The accommodation is entered via a welcoming entrance hall, leading to a lounge, providing the perfect place to relax and unwind. The heart of the home is the impressive kitchen diner living, offering an excellent space for everyday family life as well as entertaining, with ample room for both cooking and dining. Completing the ground floor is a utility room and a WC. To the first floor, the property offers four well proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from a driveway to the front leading to the garage. To the rear, the enclosed garden enjoys a good sized plot with plenty of space for outdoor entertaining and al fresco dining.

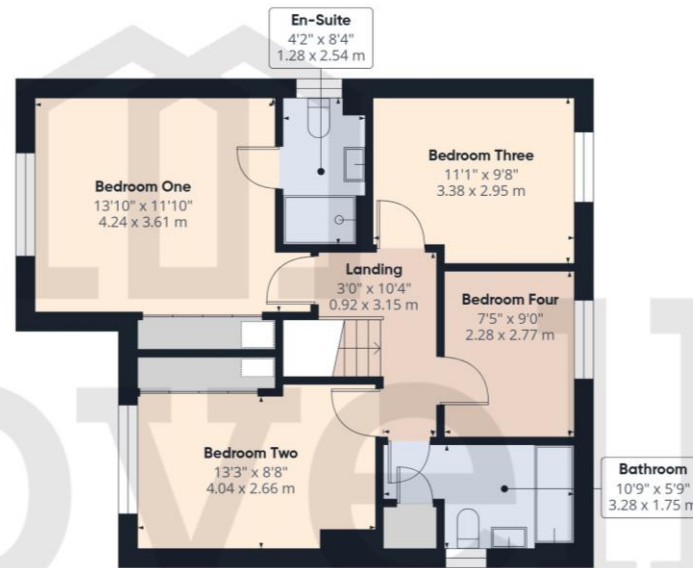
Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.



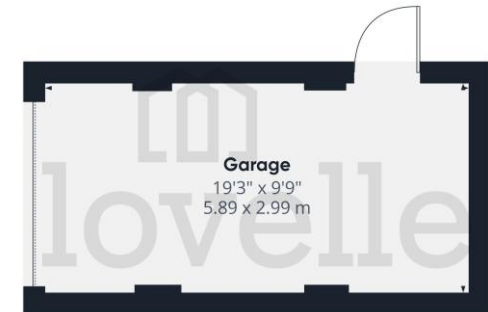
FLOORPLAN



Ground Floor



Floor 1



Jubilee Place, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band D

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	75 C	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.

Follow us on:



ENTRANCE 2.52m x 2.05m (8'4" x 6'8")

Entered via a composite door into the hallway.

LOUNGE 5.22m x 3.62m (17'1" x 11'11")

Window to the front elevation.

OPEN PLAN LIVING:- 7.68m x 3.77m (25'2" x 12'5")

KITCHEN DINER

Comprising from a range of wall and base units with contrasting work surfaces. Stainless steel sink and drainer. Integral dishwasher, fridge freezer, oven, microwave and four ring hob with extraction canopy over.

LIVING

Bifold doors to the rear garden.

UTILITY ROOM 2.06m x 1.76m (6'10" x 5'10")

Stainless steel sink. Plumbing for a washing machine and space for a further undercounter appliance. Door to the side elevation.

WC 1.75m x 1.28m (5'8" x 4'2")

Push button WC and wall mounted wash hand basin. Window to the front elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 4.24m x 3.61m (13'11" x 11'10")

Fitted wardrobes. Window to the front elevation. Door to the en-suite.

EN-SUITE 2.54m x 1.28m (8'4" x 4'2")

Three piece suite incorporating a push button WC, wash hand basin with vanity unit and shower cubicle. Window to the side elevation.

BEDROOM TWO 4.04m x 2.66m (13'4" x 8'8")

Fitted wardrobes. Window to the front elevation.

BEDROOM THREE 3.38m x 2.95m (11'1" x 9'8")

FITTED Wardrobes? Window to the rear elevation.

BEDROOM FOUR 2.77m x 2.28m (9'1" x 7'6")

Window to the rear elevation.

FAMILY BATHROOM 3.28m x 1.75m (10'10" x 5'8")

Three piece suite incorporating a push button WC, wash hand basin with vanity unit and bath with shower over. Window to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

The front garden is laid partly to lawn with hedging, while a driveway extends to the side, providing off road parking and access to the garage.

DETACHED GARAGE *5.89m x 2.99m (19'4" x 9'10")*

Up and over door. Side personnel door. Power and lighting.

REAR ELEVATION

Predominantly laid to lawn with a range of established shrubs. Decking, patio and gravelled areas.

GREENBELT CHARGE

This property is subject to a Greenbelt charge which we currently believe is set at £334.80 per annum.

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 - 13 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 51 Mbps (download speed), 9 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Good,
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 £24.00 (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.

