



Oak Grove, Barrow-upon-Humber, North Lincolnshire

Offers over £297,500

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## Key Features

- Total Floor Area:- 118 Square Metres
- Lounge
- Family Room
- Fully Equipped Kitchen
- Dining Room
- Utility Room
- Downstairs WC
- Four Bedrooms (Principal Suite with En-Suite Shower Room)
- Excellent Size Family Bathroom
- Private Enclosed Rear Garden with Sunny Aspects
- EPC rating D









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## DESCRIPTION

Stood proudly on a corner plot is this four bedroom property. On the market looking for new owners to put their own stamp on it.

Approaching, you are greeted by a fully block paved front garden with an ample driveway. Once inside, the bright lounge invites you in revealing a feature fireplace with an inset wood burning stove, perfect for those cold winter evenings. Continuing, there is a fully equipped kitchen with its adjacent dining room. Seamlessly blending together to create a great space to entertain guests and family. Further on, there is a cosy family room with a log burner, making it perfect to receive guests, entertain or enjoy a quiet moment to yourself. Not to forget, the utility room and WC, adding functionality and convenience to this home. All while the first floor offers four bedrooms with the principal one having its very own en-suite, while the rest are benefitting from a good sized family bathroom.

Finishing this property, is the rear garden. Fully enclosed and laid to gravel with a charming Indian sandstone patio and a further terrace. Fully surrounded by colourful plantings and mature shrubbery.

Call us to arrange your viewing today!



## FLOORPLAN



Ground Floor



Floor 1



## Oak Grove, Barrow-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.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		
81-91	B		81 B
69-80	C		
55-68	D	67 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** 2.13m x 4.54m (7'0" x 14'11")

Entered through a composite door with sidelights into the hallway. Door to the lounge and a staircase to the first floor accommodation. Handy under stairs storage cupboards.

**LOUNGE** 3.69m x 4.57m (12'1" x 15'0")

Bright room with a feature Adam style fireplace housing a cast iron stove. Window to the front elevation.

**KITCHEN** 2.91m x 3.63m (9'6" x 11'11")

Contemporary range of wall and base units with contrasting granite work surfaces and upstands. Inset electric double oven and a four ring SMEG induction hob with an extraction canopy over. Integral dishwasher, fridge freezer and an inset FRANKE fragranite sink and drainer with a swan neck mixer tap.

Window to the rear elevation and doors to the utility room and dining room.

**DINING ROOM** 2.88m x 3.64m (9'5" x 11'11")

Great space to receive or entertain guests and family in.

Double opening French doors with sidelights to the rear elevation.

**FAMILY ROOM** 2.75m x 5.24m (9'0" x 17'2")

Cosy room with a cast iron stove. Perfect to unwind in and enjoy with family. Window to the front elevation and a further window to the side elevation. Finished with a handy storage cupboard.

**UTILITY ROOM** 1.68m x 2.26m (5'6" x 7'5")

Wall units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer.

Half glazed UPVC door to the side elevation.

**WC** 0.96m x 2.3m (3'1" x 7'6")

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap.

Window to the rear elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.77m x 3.67m (12'5" x 12'0")

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

**EN-SUITE** 1.22m x 2.44m (4'0" x 8'0")

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout.

**BEDROOM TWO** 3.7m x 4.22m (12'1" x 13'10")

Window to the rear elevation.

Eaves storage.

**BEDROOM THREE** 2.74m x 3.13m (9'0" x 10'4")

Window to the rear elevation.

**BEDROOM FOUR** 2.72m x 2.23m (8'11" x 7'4")

Window to the side elevation.

**FAMILY BATHROOM** 2.32m x 2.55m (7'7" x 8'5")

Three piece bathroom suite incorporating a walk-in shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap.

Decorative tiles throughout.

Window to the rear elevation.

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

Spacious front garden with a block paved driveway offering ample off street parking and access to the rear garden.

**REAR ELEVATION**

Fully enclosed rear garden, surrounded by brick walls, mature trees and shrubbery. Offering privacy from the surrounding properties. Predominantly laid to gravel with a delightful patio area and a terrace. Perfect space to unwind in and entertain family and friends.

**TERRACE** *5.87m x 3.8m (19'4" x 12'6")*

**LOCATION**

Barrow-upon-Humber is a highly regarded residential village, with local shops, two pubs, 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- 15 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

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

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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.

