



Canberra View, Barton-Upon-Humber
North Lincolnshire

£340,000


lovelle





Canberra View

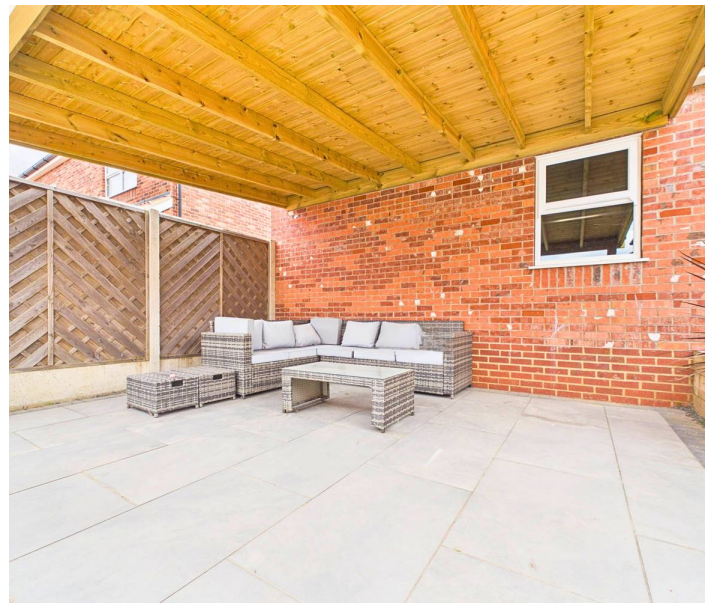
Barton-upon-Humber, North Lincolnshire

Falkland Way is an attractive development of stylish and charming properties. Hidden at the development is this detached family home. Boasting well proportioned accommodation over two floors.

Approaching this property, you are greeted by a landscaped front garden with a spacious driveway and a detached garage. Once inside, it opens with a cosy lounge incorporating a feature fireplace. Further on, there is a home office/study and a stylish family kitchen with a dining area and views of the rear garden. Finishing the ground floor are the utility room and downstairs WC, adding functionality and practicality to the home. While the first floor offers four bedrooms, with the principal one benefitting from an en-suite and the rest from a modern family bathroom.

Not to forget, the rear garden with multiple seating areas and a pergola. Offering great spaces to receive and entertain guests in.

Book your viewing today.



- Total Floor Area: 138 Square Metres
- Sought After Location
- Lounge & Office / Study
- Family Kitchen
- Utility Room & WC
- Four Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Double Detached Garage
- Driveway (EV charger)

BROADBAND TYPE:

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),

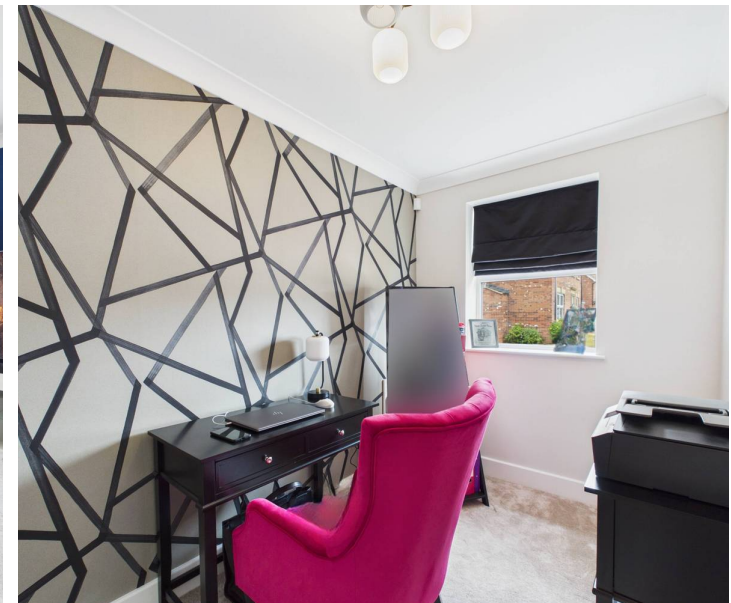
Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - O2, Vodafone, EE, Three.



ENTRANCE

3' 8" x 16' 7" (1.13m x 5.06m)

Entered through a composite door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE

11' 1" x 19' 1" (3.39m x 5.82m)

Bright and airy room with a feature Inglenook fireplace, adding rustic charm. Window to the front elevation.

OFFICE / STUDY

6' 2" x 10' 3" (1.88m x 3.13m)

Great space to use as a home office or a study. Window to the front elevation.

FAMILY KITCHEN:

23' 10" x 13' 7" (7.27m x 4.15m)

KITCHEN

Range of wall and base units in a dove grey finish with contrasting quartz work surfaces and upstands. Inset one and a half bowl sink and drainer with a swan neck mixer tap. Integral double Neff oven and a five ring gas hob with an extraction canopy over. Integral dishwasher and space for a tall fridge freezer. Window to the rear elevation and a door to the utility room.

DINING AREA

Spacious dining area for the whole family to enjoy or entertain guests. Flooded with light thanks to the double opening French doors overlooking the rear garden and two roof windows.





UTILITY ROOM

6' 1" x 7' 4" (1.86m x 2.24m)

Base units and a contrasting work surface and upstand. Plumbing for a washing machine and space for a tumble dryer. Half glazed UPVC door to the side elevation. Housing the combination boiler.

WC

2' 11" x 7' 0" (0.88m x 2.14m)

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





FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM

12' 10" x 9' 3" (3.92m x 2.82m)

Fitted bedroom furniture incorporating multiple wardrobes. Two windows to the rear elevation and door to the en-suite.

EN-SUITE

7' 6" x 5' 0" (2.29m x 1.52m)

Three piece 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 and a chrome effect towel rail radiator. Window to the side elevation.

BEDROOM TWO

9' 10" x 10' 4" (3.00m x 3.14m)

Fitted double wardrobe and a further storage cupboard. Two windows to the front elevation.

BEDROOM THREE

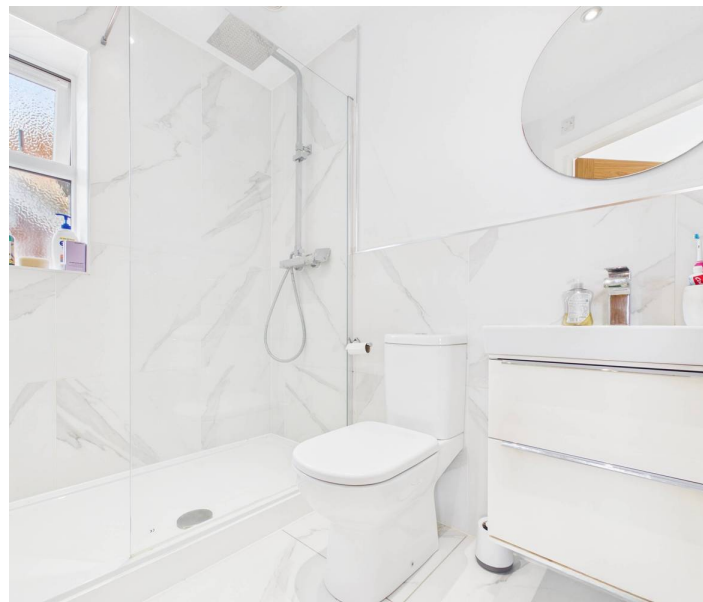
9' 1" x 8' 5" (2.77m x 2.57m)

Fitted double wardrobe. Window to the front elevation.

BEDROOM FOUR

7' 6" x 9' 5" (2.29m x 2.88m)

Window to the rear elevation.



FAMILY BATHROOM

5' 11" x 7' 7" (1.81m x 2.32m)

Three piece bathroom suite incorporating a "P" shaped bathtub with a mixer tap and a shower over, pedestal wash hand basin with a mixer tap and a push button WC. Decorative tiles throughout and a window to the side elevation.





FRONT GARDEN

Predominantly landscaped with mature shrubbery and plantings with a block paved driveway to the side offering ample off-street parking for multiple vehicles. Access to the garage and the rear garden.

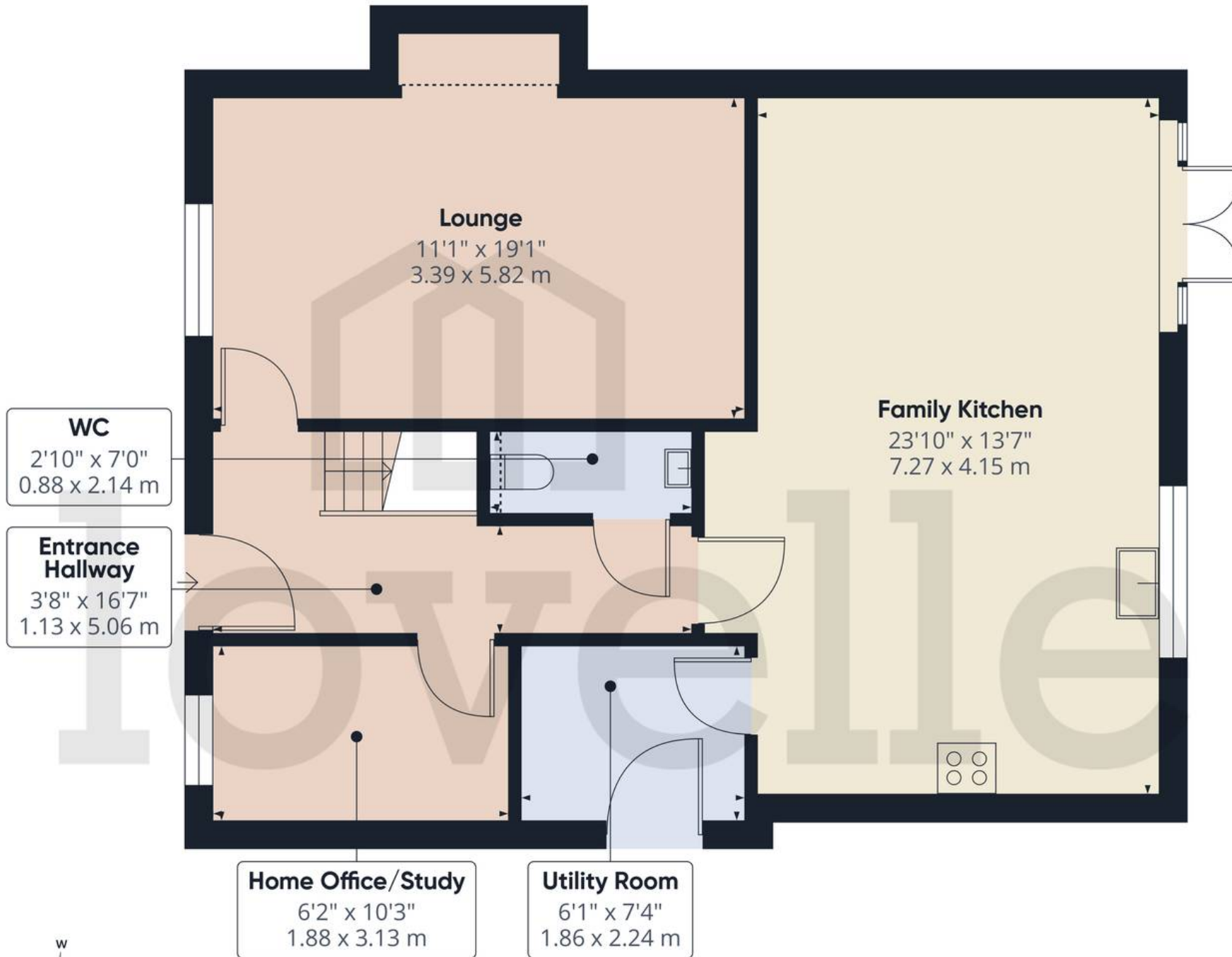
REAR GARDEN

Surrounded by wooden fencing and brick walls. Offering privacy from the surrounding properties. Predominantly laid to lawn with delightful patio areas and a pergola. Finished with mature plantings. Perfect for entertaining guests and family.

DOUBLE GARAGE

2 Parking Spaces

(EV charger included.)



Ground Floor Building 1

Approximate total area⁽¹⁾

796 ft²

74 m²

Reduced headroom

13 ft²

1.2 m²

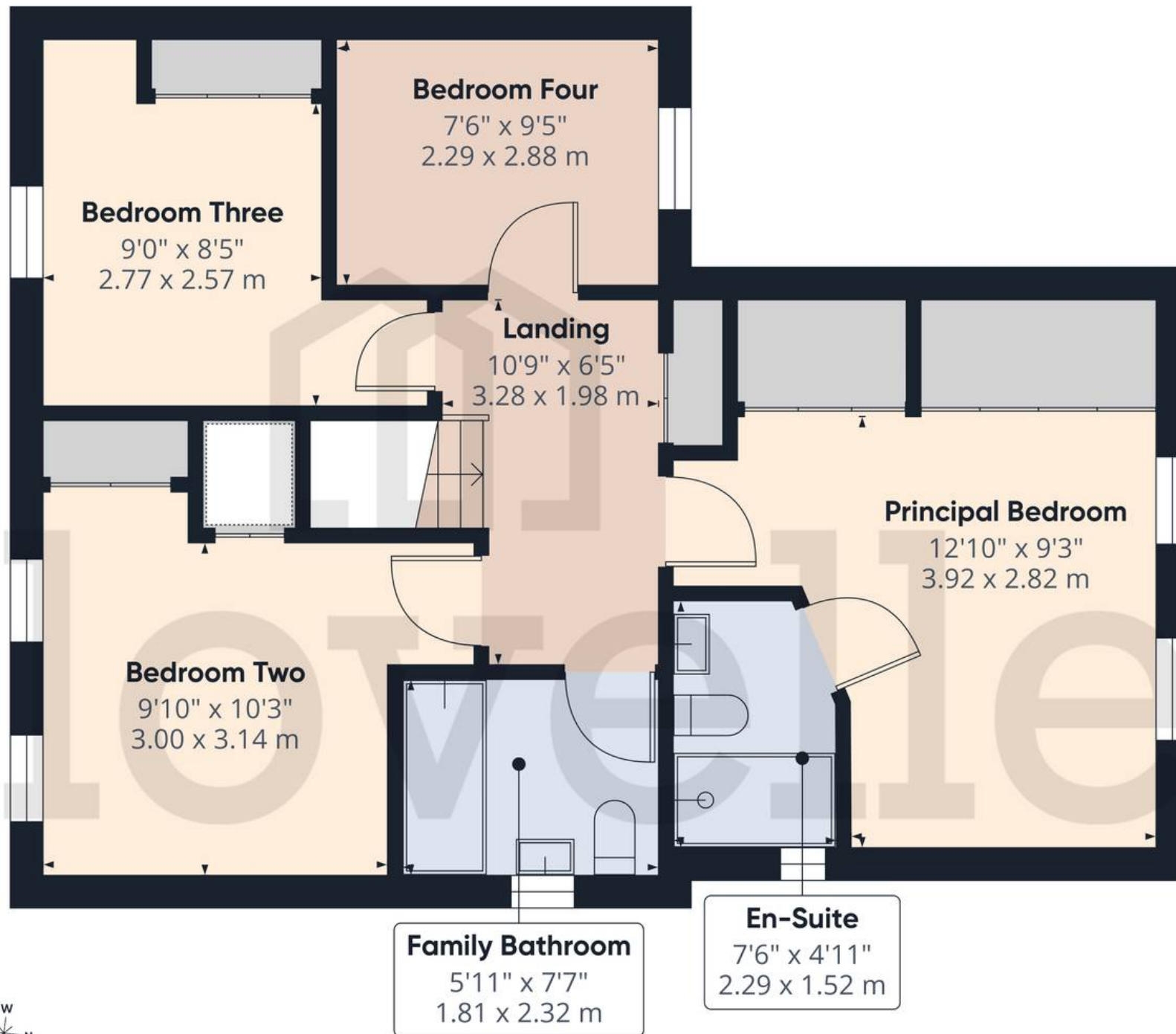
(1) Excluding balconies and terraces

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.

GIRAFFE360



Floor 1 Building 1

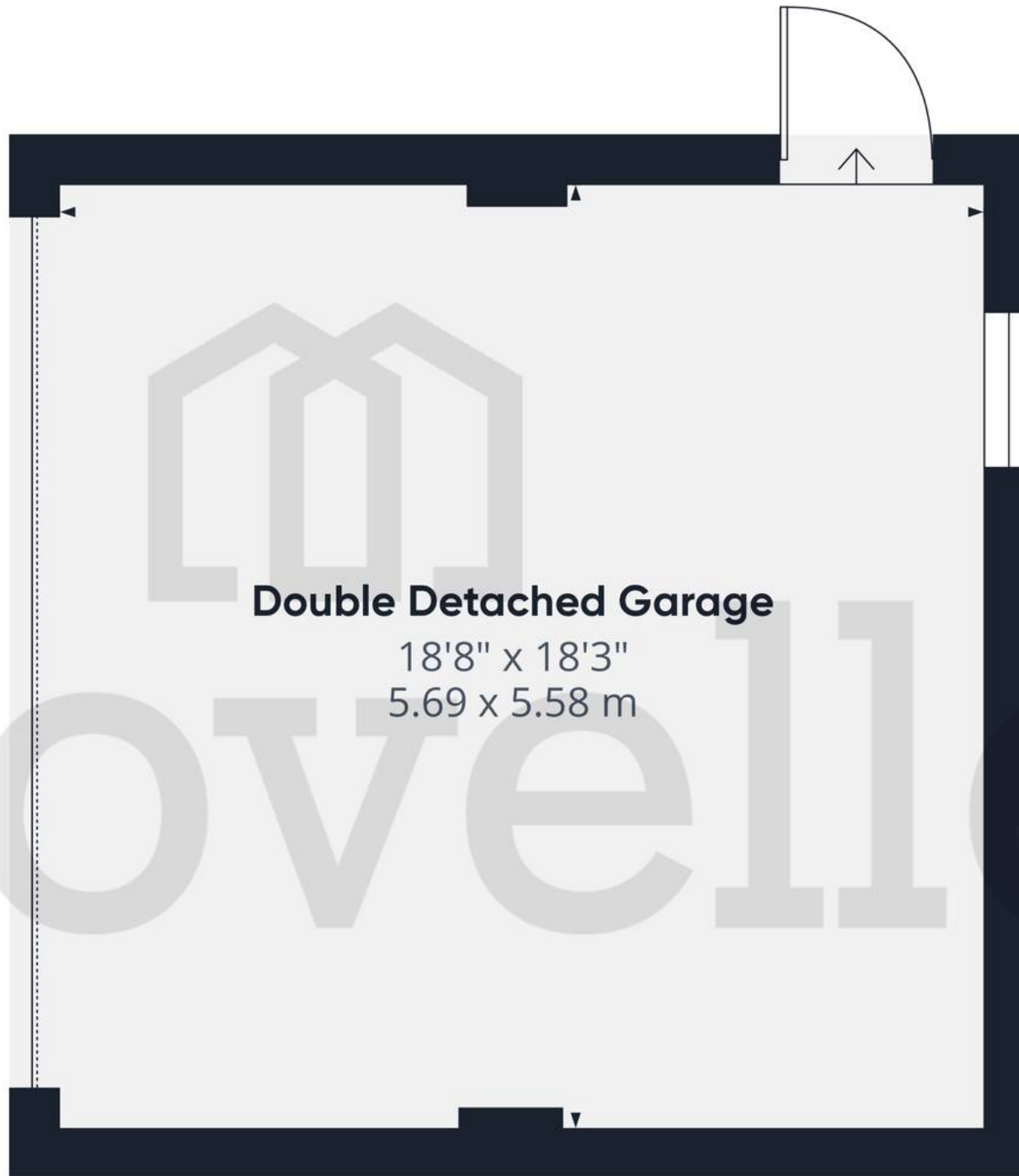
Approximate total area⁽¹⁾

637 ft²
59.1 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.

GIRAFFE360



Double Detached Garage

18'8" x 18'3"
5.69 x 5.58 m

Approximate total area⁽¹⁾

340 ft²

31.6 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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*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.

Council Tax band: E
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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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