



Canberra View, Barton-upon-Humber, North Lincolnshire

Offers over £400,000





lovelle

Key Features

- Total Floor Area: 220 Square Metres
- Open Plan Family Kitchen
- Lounge & Office
- Utility Room & Downstairs WC
- Five Double Bedrooms
- Family Bathroom
- Two En-Suites
- Double Detached Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- EPC rating B





DESCRIPTION

Falkland Way is an attractive development of stylish and charming properties. Hidden on the development is this substantial detached five bedroom home. Boasting stylish accommodation over three floors.

Approaching this property you are greeted by a minimalistic front garden with a block paved driveway to the side leading to the garage and the rear garden.

Once inside, the homely lounge reveals itself with a feature fireplace. Further on, there is a home office and a spacious family kitchen, with a dining and living area and views of the rear garden. To finish the ground floor are the utility room and downstairs WC, adding versatility and practicality to the home.

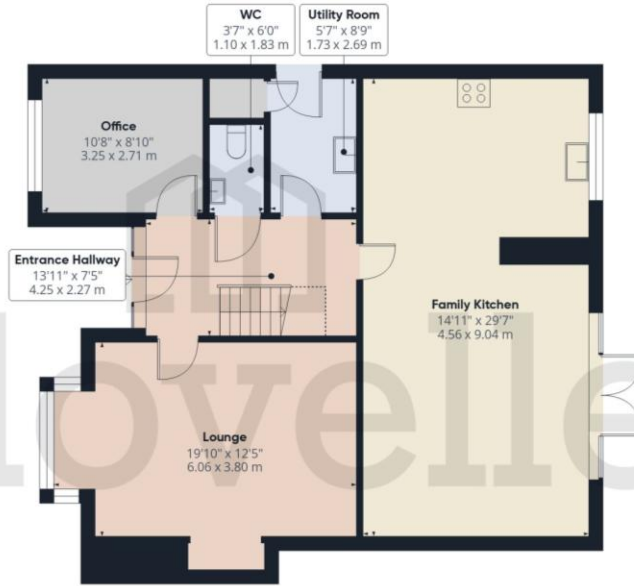
While the first floor offers three bedrooms and a family bathroom. With the principal suite boasting a dressing room and an en-suite. Further on, the second floor offers two double bedrooms with one benefitting from an en-suite shower room.

Finished by a private rear garden, spacious and offering endless possibilities.

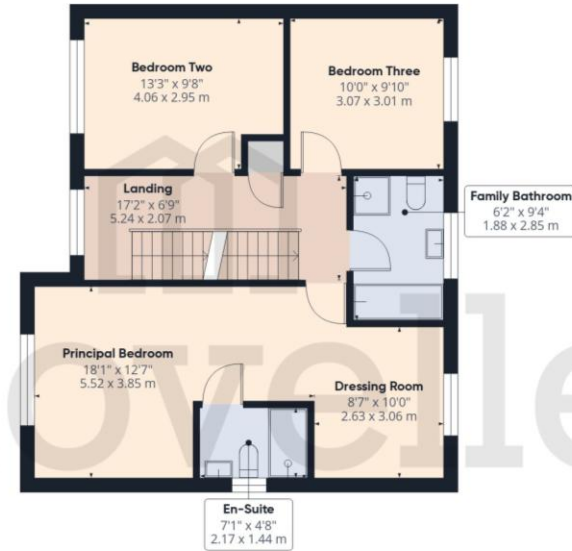
Book your viewing today.



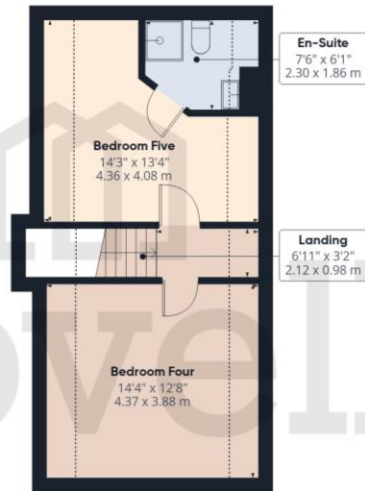
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Canberra View, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band F

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	86 B	91 B
69-80	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 4.25m x 2.27m (13'11" x 7'5")

Entered through a composite door with sidelights into the hallway. Doors to all principal rooms and a staircase to further accommodation.

LOUNGE 6.06m x 3.8m (19'11" x 12'6")

Bright room with a feature inglenook fireplace with a wooden mantelpiece, adding rustic charm to this space. Walk-in bay window to the front elevation.

OFFICE 3.25m x 2.71m (10'8" x 8'11")

Window to the front elevation.

FAMILY KITCHEN: 4.56m x 9.04m (15'0" x 29'8")

KITCHEN

Range of wall and base units in a gloss grey finish with contrasting quartz work surfaces and upstands. Undermount one and a half bowl sink and drainer with a swan neck mixer tap. Two Neff eye level ovens and a five ring gas hob with an extraction canopy over. Integral dishwasher, fridge freezer and a wine cooler.

"Picture" window to the rear elevation and a breakfast bar.

LIVING / DINING AREA

Spacious dining / living 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 further two roof windows.

UTILITY ROOM 1.73m x 2.69m (5'8" x 8'10")

Minimalistic range of base units with a contrasting work surface and upstands. Plumbing for a washing machine and space for a tumble dryer. Stainless steel sink and drainer with a swan neck mixer tap. Half glazed UPVC door to the side elevation and a storage cupboard. Housing the combination boiler.

WC 1.1m x 1.83m (3'7" x 6'0")

Two piece suite incorporating a push button WC and a pedestal wash hand basin with decorative tiled splashback.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL SUITE:

BEDROOM 5.52m x 3.85m (18'1" x 12'7")

Window to the front elevation and door to the en-suite.

Decorative wall panelling.

DRESSING ROOM 2.63m x 3.06m (8'7" x 10'0")

Window to the rear elevation.

EN-SUITE 2.17m x 1.44m (7'1" x 4'8")

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

Decorative tiles to the wet areas. Window to the side elevation.

BEDROOM TWO 4.06m x 2.95m (13'4" x 9'8")

Window to the front elevation.

BEDROOM THREE 3.07m x 3.01m (10'1" x 9'11")

Window to the rear elevation.

FAMILY BATHROOM 1.88m x 2.85m (6'2" x 9'5")

Four piece bathroom suite incorporating a bathtub with a mixer tap, corner shower cubicle with a shower over, vanity wash hand basin with a mixer tap and a push button WC. Decorative tiles to the wet areas and a chrome effect towel rail radiator. Window to the rear elevation.

SECOND FLOOR ACCOMMODATION:

BEDROOM FOUR 4.37m x 3.88m (14'4" x 12'8")

Two roof windows to the rear elevation and eaves storage access.

BEDROOM FIVE 4.36m x 4.08m (14'4" x 13'5")

Two roof windows to the rear elevation, door to the en-suite.

EN-SUITE 2.3m x 1.86m (7'6" x 6'1")

Three piece suite incorporating a corner shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles to the wet areas. Roof window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

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

DOUBLE DETACHED GARAGE 6.52m x 5.66m (21'5" x 18'7")

Up and over doors, power and lighting. Rear personnel door.

REAR ELEVATION

Fully enclosed rear garden and surrounded by wooden fencing. Predominantly laid to lawn with a delightful patio area, perfect for entertaining guests and family.

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- 18 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.

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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.

