



Abbey Rise, Barrow-upon-Humber, North Lincolnshire

Offers over £380,000

 5  2  3


lovelle



Key Features

- Total Floor Area:- 142 Square Metres
- Modern Kitchen Diner
- Lounge & Dining Room
- Home Office
- Utility Room & Downstairs WC
- Five Bedrooms
- En-Suite & Family Bathroom
- Driveway & Detached Garage
- Enclosed Rear Garden
- Quiet Cul-De-Sac
- EPC rating C





DESCRIPTION

Set on a quiet cul-de-sac is this detached family home, looking for new owners to put their own stamp on it.

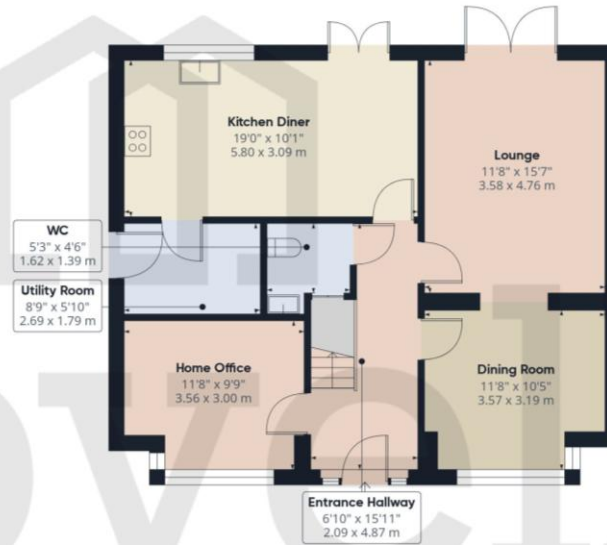
Greeted by a spacious driveway and a detached double garage with gated access through to the rear garden. Once inside, it reveals its spacious accommodation. With a sumptuous lounge and an adjacent dining room, offering great spaces to relax in and receive guests and family. Further on there is a modern kitchen diner with an adjacent utility room. Adding functionality and a modern edge to the property. Finishing the ground floor is the home office and downstairs WC. All while the first floor offers five bedrooms with the principal one having an en-suite and the rest benefitting from a stylish family bathroom.

To finish this spacious property is the rear garden. Fully enclosed by fencing and surrounded by mature trees and shrubbery. With a manicured lawn and delightful seating areas.

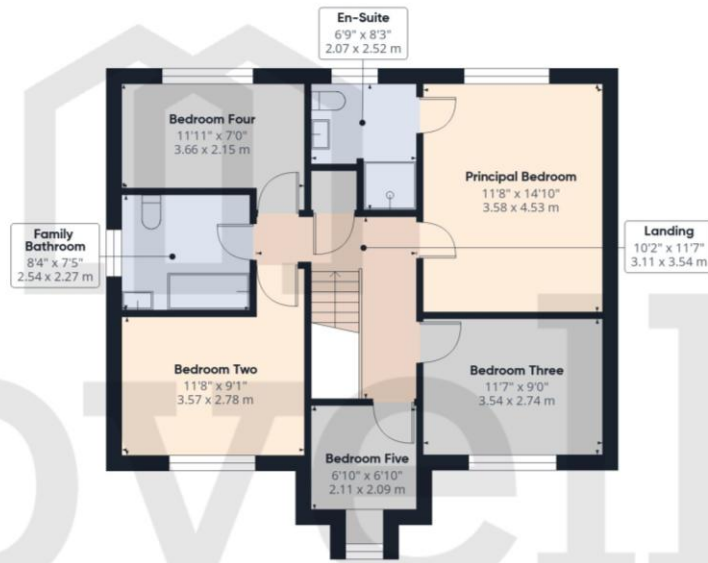
Call us to arrange your viewing today!



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 1



Abbey Rise, Barrow-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band E

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		81 B
69-80	C	77 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 2.09m x 4.87m (6'11" x 16'0")

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

HOME OFFICE 3.56m x 3m (11'8" x 9'10")

Great space to work from or use as a family room.

Window to the front elevation.

KITCHEN DINER 5.8m x 3.09m (19'0" x 10'1")

Range of wall and base units in a white finish with contrasting work surfaces. Inset electric oven, microwave and a four ring hob with an extraction canopy over. Integral dishwasher and space for a tall fridge freezer. Stainless steel sink and drainer with a swan neck mixer tap.

Finished with a dining area.

Window and double opening French doors to the rear elevation.

DINING ROOM 3.57m x 3.19m (11'8" x 10'6")

Window to the front elevation.

LOUNGE 3.58m x 4.76m (11'8" x 15'7")

Bright and airy room with double opening French doors to the rear garden bridging the gap between indoors and outdoors.

UTILITY ROOM 2.69m x 1.79m (8'10" x 5'11")

Range of base units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer.

Half glazed composite door to the side elevation.

WC 1.62m x 1.39m (5'4" x 4'7")

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

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.58m x 4.53m (11'8" x 14'11")

Window to the rear elevation and a door to the en-suite.

EN-SUITE 2.07m x 2.52m (6'10" x 8'4")

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 and a window to the rear elevation.

BEDROOM TWO 3.57m x 2.78m (11'8" x 9'1")

Window to the front elevation.

BEDROOM THREE 3.54m x 2.74m (11'7" x 9'0")

Window to the front elevation.

BEDROOM FOUR 3.66m x 2.15m (12'0" x 7'1")

Window to the rear elevation.

BEDROOM FIVE 2.11m x 2.09m (6'11" x 6'11")

Window to the front elevation.

FAMILY BATHROOM 2.54m x 2.27m (8'4" x 7'5")

Stylish three piece suite incorporating a bathtub with a rain shower over and a mixer tap, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout.

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Gravelled driveway that leads to the detached garage and gated access to the rear garden.

DOUBLE DETACHED GARAGE *5.23m x 5.69m (17'2" x 18'8")*

Power and lighting.

Loft space.

REAR ELEVATION

Fully enclosed by fencing and predominantly laid to lawn with delightful seating areas. Perfect to entertain family and friends in. Finished with a timber constructed garden shed and a side garden offering extra storage.

LOCATION

Barrow-upon-Humber is a highly regarded residential village, with local shops, pub, 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 - 21 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, 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.

