



Minerva Walk, Barton-upon-Humber, North Lincolnshire

£240,000

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lovelle



 **lovelle**

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Key Features

- Total Floor Area: 105 Square Metres
- Arranged Over Three Floors
- Living Room
- Kitchen Diner
- Downstairs WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Separate Office & Utility Room
- Detached Garage & Driveway
- Fully Enclosed Rear Garden
- EPC rating B





DESCRIPTION

Falkland Way is an attractive development of stylish properties with views of the Humber Bridge.

This home offers tastefully styled accommodation over three floors that would appeal to the modern day family buyer or anyone looking to downsize.

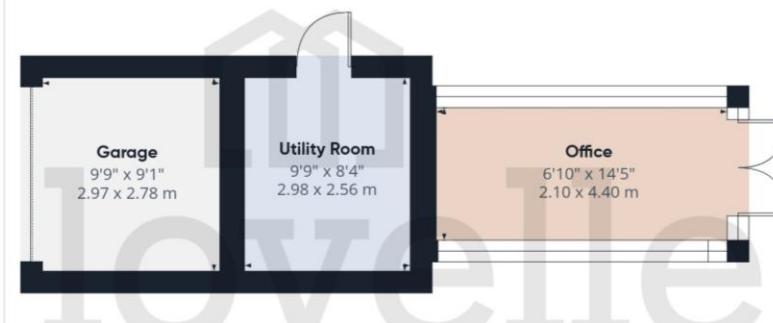
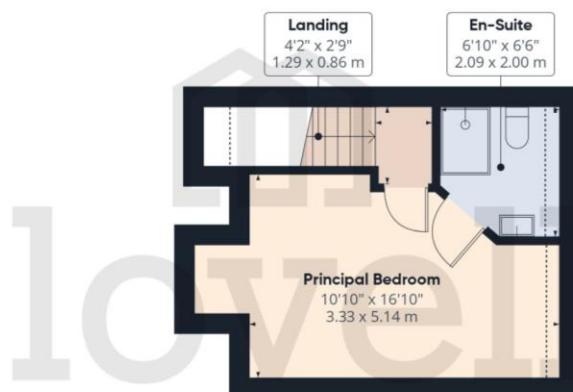
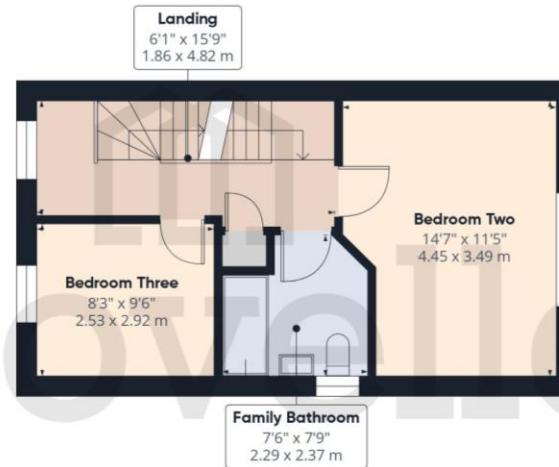
As you approach this deceptively spacious property, you are greeted by a driveway and gated access to the rear with plenty of parking. Once inside, the charming hallway invites you to explore deeper. The doors to the right take you to the bright living room and kitchen diner with a downstairs WC, adding convenience and practicality to the property. While the first floor offers two bedrooms and a family bathroom. With the second floor featuring the principal bedroom with its own en-suite.

Not to forget the rear garden, offering great space to relax in and entertain family and guests. With a home office and a utility room adding endless possibilities to the property.

VIEWING IS A MUST!



FLOORPLAN



Minerva Walk, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

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

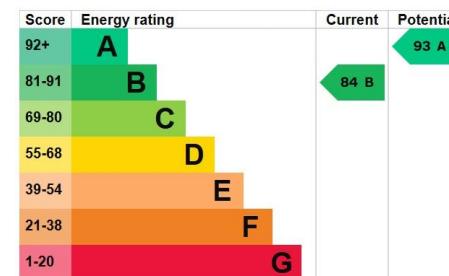
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SKB Estates Limited T/A Lovelle Estate Agency

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.



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 1.29m x 1.56m (4'2" x 5'1")

Entered through a composite door into the hallway. Door to the living room and a staircase to first floor accommodation.

LIVING ROOM 3.39m x 5.19m (11'1" x 17'0")

Bright and airy room with a window to the front elevation. Door to the kitchen diner.

KITCHEN DINER 4.41m x 3.89m (14'6" x 12'10")

Range of wall and base units in a dove grey finish with contrasting work surfaces and tiled splash backs. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring gas hob with an extraction canopy over. Integral dishwasher and space for a tall fridge freezer. Finished with a breakfast bar and a dining area.

French doors and windows to the rear elevation overlooking the garden, door to the downstairs WC.

WC 0.98m x 1.95m (3'2" x 6'5")

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

FIRST FLOOR ACCOMMODATION:**BEDROOM TWO** $4.45m \times 3.49m$ (14'7" x 11'6")

Window to the rear elevation.

BEDROOM THREE $2.53m \times 2.92m$ (8'4" x 9'7")

Window to the front elevation.

STUDY $1.86m \times 4.82m$ (6'1" x 15'10")

Great place for a home office, study or turn it into a quiet corner to relax.

Window to the front elevation.

FAMILY BATHROOM $2.29m \times 2.37m$ (7'6" x 7'10")

Three piece suite incorporating a bathtub with a shower over, pedestal wash hand basin with a mixer tap and push button WC. Chrome effect towel rail radiator and decorative tiles to the wet areas.

Window to the side elevation.

SECOND FLOOR ACCOMMODATION:**PRINCIPAL BEDROOM** $3.33m \times 5.14m$ (10'11" x 16'11")

Two roof windows to the front elevation. Door to the en-suite.

EN-SUITE $2.09m \times 2m$ (6'11" x 6'7")

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

Chrome effect towel rail radiator and a roof window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Low maintenance front garden with a block paved driveway to the side and gated access to the rear garden. Finished with a manicured lawn.

REAR ELEVATION

Fully enclosed rear garden, predominantly laid to lawn with an extended patio area, perfect for outdoor entertainment.

HOME OFFICE 2.1m x 4.4m (6'11" x 14'5")

Great space to use as a home office, entertainment room or extra storage.

UTILITY ROOM 2.98m x 2.56m (9'10" x 8'5")

Plumbing for a washing machine and space for a tumble dryer.

DETACHED GARAGE 2.97m x 2.78m (9'8" x 9'1")

Roller door, power and lighting.

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- 16 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, Three, EE.

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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 Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

