



Graburn Way, Barton-upon-Humber, North Lincolnshire

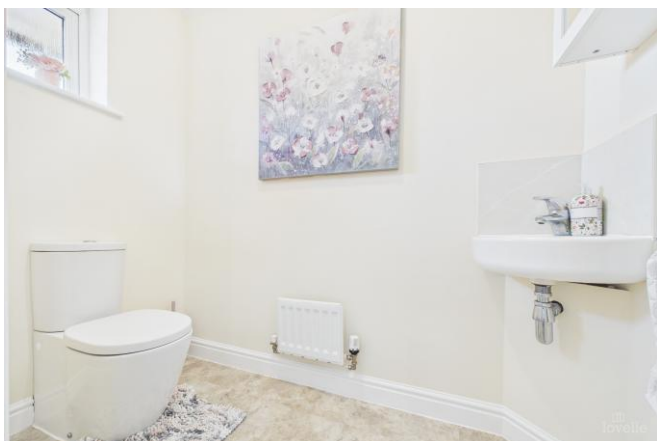
Offers over £295,000

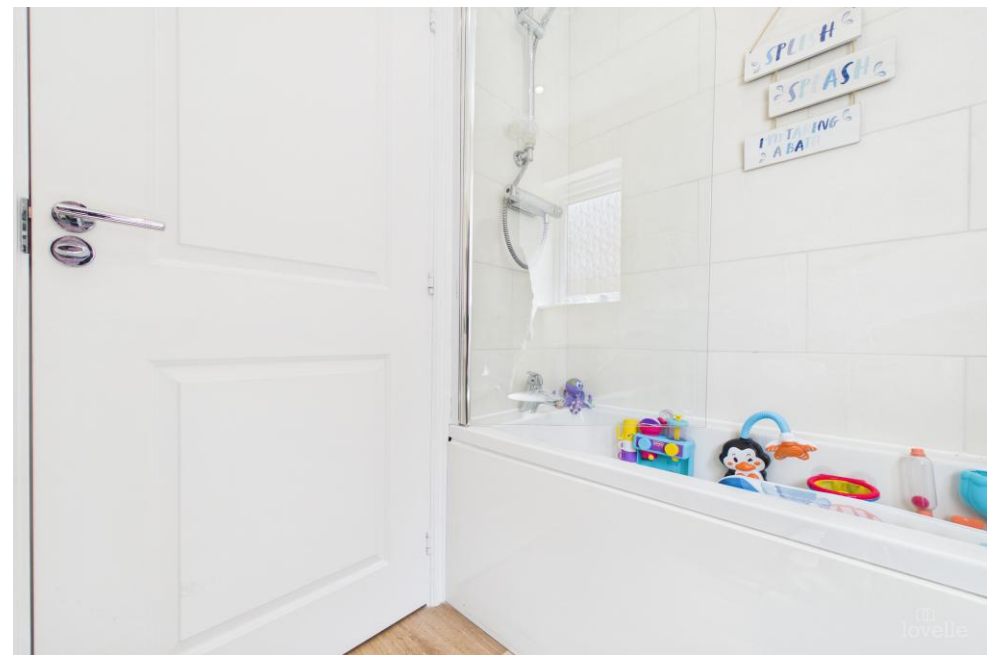




## Key Features

- Total Floor Area:- Square Metres
- Spacious Lounge
- Family Kitchen
- Downstairs WC
- Four Bedrooms
- En-Suite
- Family Bathroom
- Enclosed Rear Garden
- Detached Garage
- Driveway
- EPC rating





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## DESCRIPTION

Set at the edge of the town is this four bedroom detached family home, looking for new owners to put their own stamp on it.

Delightful front garden greets you with a detached garage and gated access through to the rear garden. Once inside, it reveals its spacious accommodation. With a bright lounge and a downstairs WC, adding convenience to the property. Further on the contemporary family kitchen with a dining area adds functionality and a modern edge. All while the first floor offers four bedrooms with the principal one having an en-suite, while the rest are benefitting from a family bathroom.

Finishing this home is the fully enclosed rear garden. Perfect for entertaining guests and family.

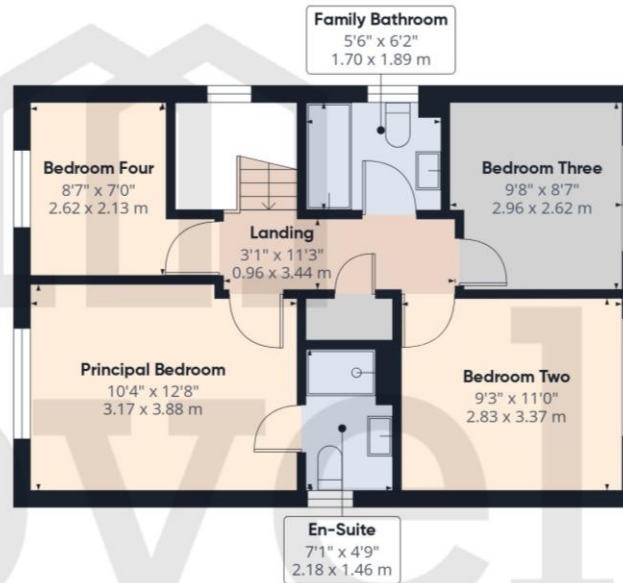
Call us to arrange your viewing today!



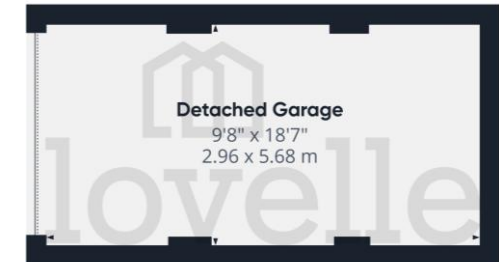
## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



## Graburn Way, Barton-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.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** 1.12m x 4.18m (3'8" x 13'8")

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

**LOUNGE** 3.46m x 5.26m (11'5" x 17'4")

Bright and airy room with a window to the front elevation and a feature Adam style fireplace.

**FAMILY KITCHEN** 5.9m x 3.52m (19'5" x 11'6")

Range of wall and base units with contrasting work surfaces and upstands. Inset electric oven, microwave and a four ring gas hob with an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap. Finished with a dining area and a storage cupboard. Window and double opening French doors to the rear elevation.

**WC** 1.05m x 2.11m (3'5" x 6'11")

Two piece suite incorporating a push button WC and a wall mounted wash hand basin with a mixer tap. Window to the front elevation.

**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.17m x 3.88m (10'5" x 12'8")

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

**EN-SUITE** 2.18m x 1.46m (7'2" x 4'10")

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a wall mounted wash hand basin with a mixer tap.  
Decorative tiles to the wet areas.  
Window to the side elevation.

**BEDROOM TWO** 2.83m x 3.37m (9'4" x 11'1")

Window to the rear elevation.

**BEDROOM THREE** 2.96m x 2.62m (9'8" x 8'7")

Window to the rear elevation.

**BEDROOM FOUR** 2.62m x 2.13m (8'7" x 7'0")

Window to the front elevation.

**FAMILY BATHROOM** 1.7m x 1.89m (5'7" x 6'2")

Three piece suite incorporating a bathtub with a shower over and a mixer tap, push button WC and a wall mounted wash hand basin with a mixer tap.  
Decorative tiles to the wet areas and a chrome effect towel rail radiator.  
Window to the side elevation.

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

Predominantly laid to lawn with mature shrubbery. Driveway with access to the detached garage and rear garden.

**DETACHED GARAGE** *2.96m x 5.68m (9'8" x 18'7")*

Up and over door, power and lighting.

**REAR ELEVATION**

Fully enclosed garden, predominantly laid with artificial lawn with a delightful patio area. Perfect to entertain family and friends.

**GREENBELT CHARGE**

This property is subject to a Greenbelt charge which we currently believe is set at £xxx.xx per annum.

**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 - 11 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 61 Mbps (download speed), 13 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 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.

