



## Humber View Barton Street Ashby Cum Fenby, Lincolnshire DN37 0RU

A unique opportunity to purchase a substantial DETACHED PROPERTY which stands in excellent sized established gardens of approximately 3/4 acre, with magnificent views towards the Humber Estuary or alternatively the land is being sold with OUTLINE PLANNING PERMISSION FOR 2 DETACHED DWELLINGS. The property at present is divided into two flats but being sold as one dwelling therefore the existing accommodation could be amended to suit any prospective purchasers. Currently there are six bedrooms, two lounges, two kitchens, conservatory and four bathrooms on two floors. Oil central heating. Double glazing. Viewing essential.

**£425,000**

- STUNNING VIEWS TOWARDS THE HUMBER ESTUARY
- SUBSTANTIAL DETACHED PROPERTY
- TWO LOUNGES
- TWO KITCHENS
- SIX BEDROOMS
- DOUBLE GLAZING
- CENTRAL HEATING
- LARGE PLOT



## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR FLAT

### ENTRANCE HALL

### LOUNGE

13'3" x 18'11" (4.04 x 5.77)

An excellent sized lounge having three double glazed windows and double glazed french doors which leads onto a decked balcony area.

### VIEW FROM THE BALCONY



### KITCHEN

11'11" x 10'10" (3.64 x 3.31)

Fitted with a range of modern base and wall units a built in a electric oven, and micro wave together with a gas hob (Calor gas cylinders) with extractor above. Double glazed window.



### KITCHEN

Additional photo



### BEDROOM 1 (FRONT)

15'5" x 11'10" (4.72 x 3.61)

Doors leads into the:-



### EN SUITE BATHROOM/WC

5'5" x 11'9" (1.66 x 3.6)

Fitted with a suite comprising a bath, pedestal wash hand basin and a low flush wc. Two double glazed windows. Radiator. Tiled walls.



### BEDROOM 2 (FRONT)

13'0" x 11'10" (3.98 x 3.61)

Double glazed window.

### BEDROOM 3 (REAR)

10'9" x 10'10" (3.28 x 3.31)

Double glazed window. Built in cupboard.

### BEDROOM 4 (REAR)

9'6" x 7'4" (2.91 x 2.24)

Double glazed window. Built in cupboard

### BATHROOM/WC

6'8" x 7'4" (2.05 x 2.24)

Fitted with a suite comprising a panelled bath, pedestal wash hand basin. Tiled walls. Radiator.



### INNER HALLWAY

Having storage and stairs leading up to the first floor apartment

### SIDE ANNEX

This previously formed part of the accommodation for the first floor apartment and includes the following rooms:- Conservatory, bathroom, bedroom and inner hallway

### INNER HALLWAY

Storage area and stairs leading up to the first floor.

### CONSERVATORY

17'0" x 11'8" (5.20 x 3.58)



### **SHOWER ROOM/WC**

5'9" x 8'5" (1.75m x 2.57m)

Fitted with a corner shower cubicle, a pedestal wash hand basin and a low flush wc. Tiled walls. Radiator. Double glazed window.



### **BEDROOM 5**

12'11" x 7'9" (3.96 x 2.38)

### **FIRST FLOOR**

### **LANDING**

Useful storage.

### **LOUNGE/KITCHEN AREA**

19'3" x 16'2" (5.88 x 4.95)

Double glazed windows and doors which open onto balcony with fabulous views.



### **VIEW FROM THE BALCONY**



### **KITCHEN AREA PHOTO**

The kitchen area is fitted with a range of modern white base and wall cupboards including an electric oven and hob. Double glazed windows and doors which open onto balcony with fabulous views.



### **BEDROOM 6**

9'11" x 12'4" (3.04 x 3.78)

Double glazed window. Radiator. Door leads into:-

### **SHOWER ROOM/WC**

5'9 x 8'5" (1.75m x 2.57m)

Fitted with a shower cubicle, a low flush wc and a pedestal wash hand basin. Tiled walls. Radiator. Double glazed window.



### **OUTSIDE**

The property has a private access directly from the A18 and is sheltered by the road by established trees and stands in excellent sized gardens to both front and rear which are mainly lawned, with the rear garden having fabulous views over Willow Lakes and towards the Humber Estuary



### **THE GARDENS**



### **THE GARDENS**



### **TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### **NOTICE OF DECISION**

As previously mentioned Humber View has currently outline planning permission for two detached dwellings all details can be found on the N E Lincs web site or following this link Reference Number DM/0992/23/OUT  
<http://planninganddevelopment.nelincs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S29OF0LJKQK00>

### **COUNCIL TAX BAND**

As at present the property is registered as two separate apartments with each flat banded as A

**VIEWING ARRANGEMENTS**

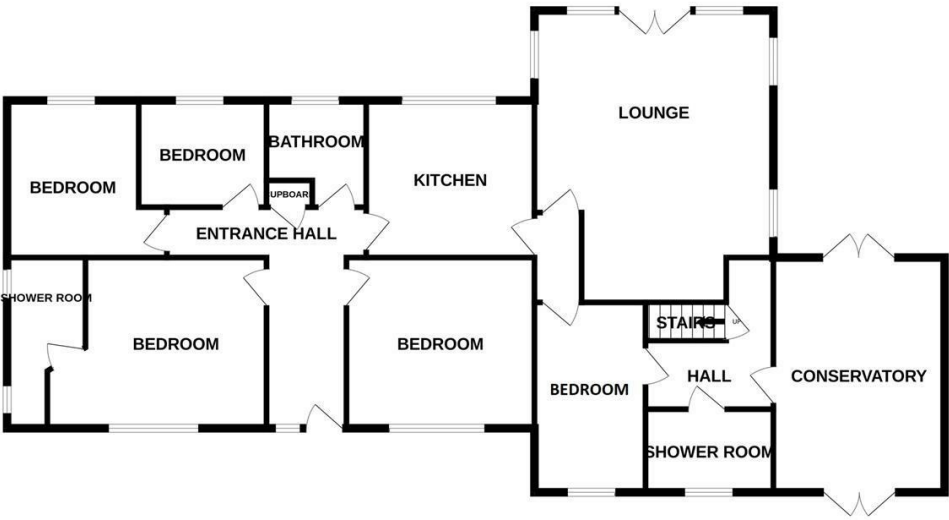
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



GROUND FLOOR  
1573 sq.ft. (146.1 sq.m.) approx.

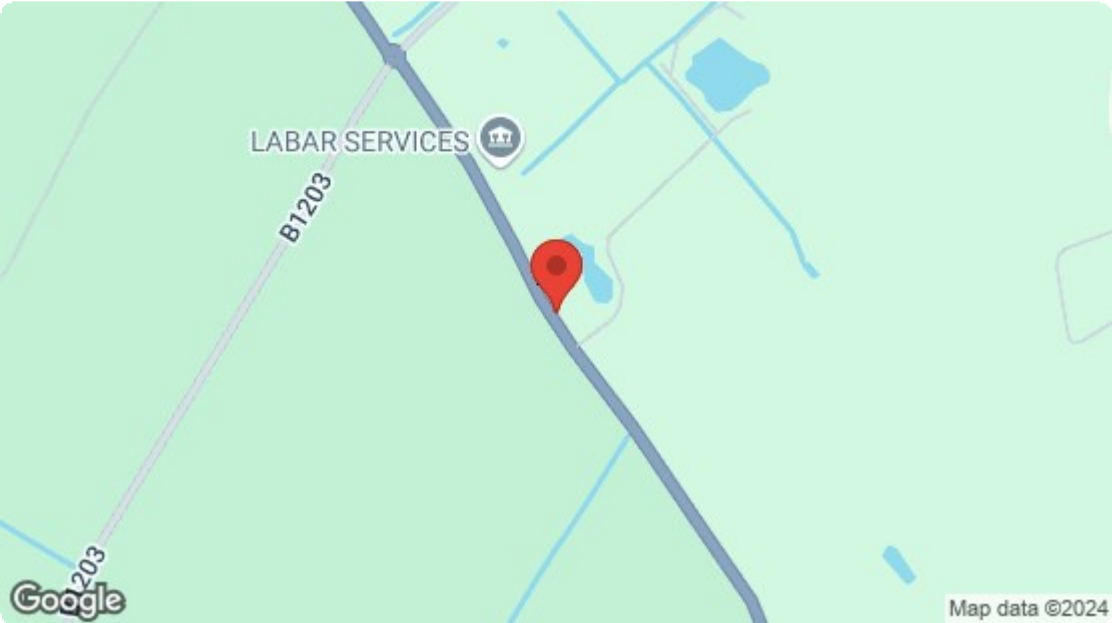


1ST FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 2124 sq.ft. (197.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.