



Forkedale, Barton-Upon-Humber, North Lincolnshire  
Offers over £180,000







## KEY FEATURES

- Total Floor Area:- 73 Square Metres
- Close to Local Amenities
- Kitchen
- Dining Room
- Lounge
- Two Bedrooms
- Conservatory
- Detached Garage
- Enclosed Rear Garden
- EPC rating D

## DESCRIPTION

Don't miss the opportunity to acquire this lovely, detached bungalow in a highly sought after location of Barton-Upon-Humber. Comprising of a lounge, kitchen, conservatory, two bedrooms and bathroom. Having a driveway to the side, leading to the detached garage and an enclosed rear garden. Viewing is highly recommended!

## 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!

## PARTICULARS OF SALE

### ENTRANCE

Entered via a UPVC door into the porch, a further door leads to the hallway.

### KITCHEN

**3.95m x 2.88m**

Comprehensive range of wall and base units with contrasting work surfaces and splash back tiling. Four ring Halogen hob with extraction canopy over, double electric oven, integral fridge freezer, dishwasher and plumbing for a washing machine. Composite one and a half bowl sink. Window to the front elevation.

### DINING ROOM

**3.07m x 2.41m**

Window to the side elevation.

### LOUNGE

**5.36m x 3.63m**

Adam style fireplace housing a living flame coal effect, gas fire. Bay window to the front elevation.

### CONSERVATORY

**3.74m x 2.74m**

Polycarbonate roof. French doors to the rear garden.

### BEDROOM ONE

**3.93m x 3.39m**

Window to the rear elevation.

### BEDROOM TWO

**3.48m x 2.72m**

Sliding doors to the conservatory.

### SHOWER ROOM

**2.45m x 1.66m**

Three piece suite with a push button WC, wash hand basin incorporated in a vanity unit and a walk-in shower. Window to the side elevation.



### OUTSIDE THE PROPERTY:

#### FRONT ELEVATION

Predominately laid to gravel with a driveway to the side.

#### REAR ELEVATION

Enclosed garden, partially laid to lawn and patio.

#### GARAGE

Power and lighting.

## TENURE

The tenure of this property is Freehold.

## LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

## 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.

## 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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

## 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 01652 636587 to arrange an appointment.

## ENERGY PERFORMANCE INFORMATION

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.

## 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.

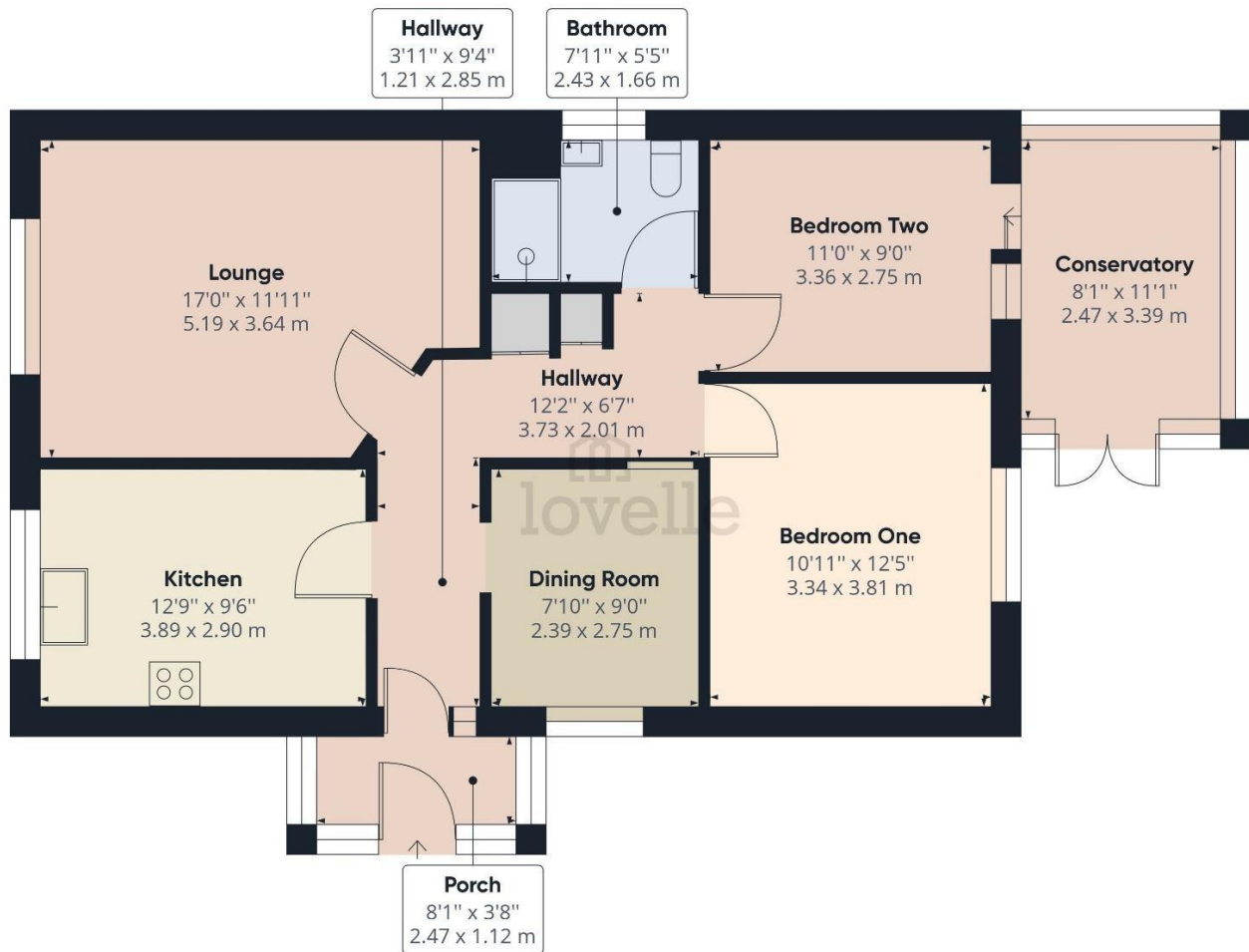
SKB Estates Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



## FLOOR PLANS



Follow us on:

 [lovellebarton](#)

 [lovellebarton](#)



