



Western Drive, Barton-Upon-Humber, North Lincolnshire

Offers over £285,000

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lovelle







## Key Features

- Total Floor Area: 74 Square Metres
- Extended Detached Bungalow
- Stood Proudly in Circa 0.18 of an Acre
- Kitchen Diner
- Lounge
- Three Bedrooms
- Stylish Bathroom
- Private Garden
- Detached Garage
- Driveway
- EPC rating D









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## DESCRIPTION

Enjoying a sizeable plot situated on the desirable location of Western Drive, off Westfield Road, is this superb detached bungalow. Having been loved and upgraded by the current owners, the property is ready for someone new to make it their own.

The generously proportioned accommodation includes a light and airy entrance hallway, welcoming you in to view this property. A door to the left opens to the comfortable lounge with feature sliding patio doors which take you out to the patio area, a lovely room to sit and enjoy the garden. Doors to your right take you to the kitchen diner. A spacious kitchen with an open plan dining area with a handy utility room and adjoining WC, perfect for a busy family.

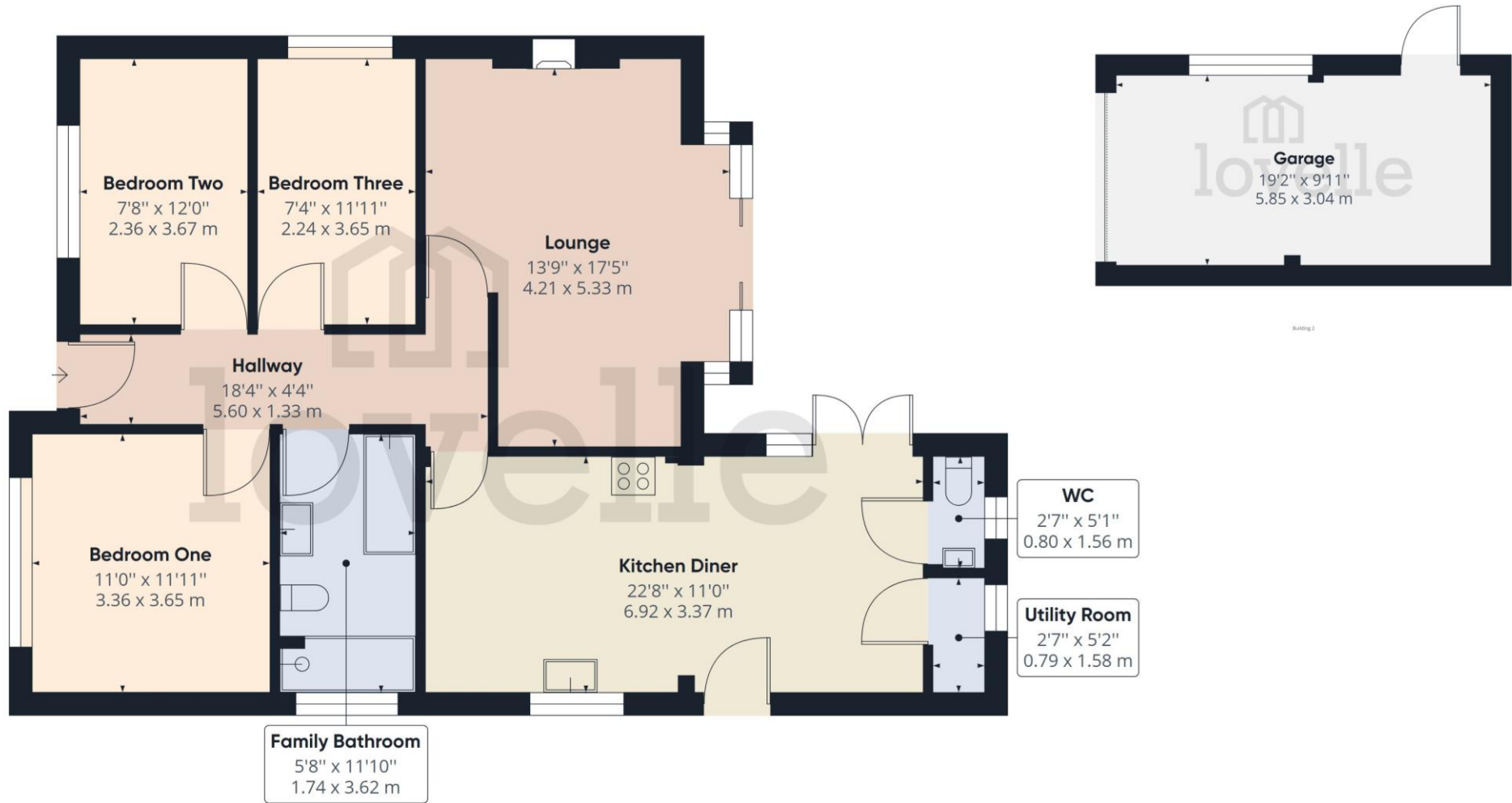
Further on there are three double bedrooms, all benefitting from a range of built in bedroom furniture. To finish off this beautiful bungalow is the stylish modern bathroom, just wonderful.

Attractive gardens surround the property, mainly laid to lawn with decorative shrubbery and colourful plantings. A private driveway provides off street parking and access to the detached garage. With the garage having a remote control up and over door.

VIEWING RECOMMENDED!



## FLOORPLAN



Building 1

## Western Drive , 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

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		
55-68	D	67 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.

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**ENTRANCE**

Entered via a half glazed composite door into the “T” shaped hallway. A bright space inviting you into the bungalow. The hallway has doors to all principal rooms.

**KITCHEN DINER** *6.9m x 3.3m*

Bespoke range of wall and base units in a matte finish with contrasting work surfaces and upstands. Built in eye level electric oven and microwave, five ring gas hob with extraction canopy over and a splash back. Stainless steel double bowl sink with drainer and swan neck hot water mixer tap. Housing for an American style fridge freezer and built in dishwasher. To finish off this contemporary kitchen there is a dining area and a space for a sofa to enjoy the patio through the French doors and a lovely skylight provides extra light, making it feel comfortable and relaxing. Window and a door to the side elevation, and doors to the WC and a handy utility room.

**WC** *1.5m x 0.8m*

Two piece white suite incorporating a push button WC and a wash hand basin incorporated into a vanity unit. Window to the rear elevation.

**UTILITY ROOM** *1.5m x 0.7m*

Window to the rear elevation. Plumbing for a washing machine and space for a tumble dryer.

**LOUNGE** *4.1m x 5.4m*

A substantial space with sliding patio doors, finished with bespoke electric blinds, opening to the patio. A bright and airy room perfect to enjoy with your family or friends. Adam style fireplace surround with a marble hearth housing a coal effect electric fire grounds this lovely lounge making it feel cosy.



**BEDROOM ONE** *3.6m x 3.3m*

Window to the front elevation. Comprehensive range of fitted bedroom furniture incorporating four floor length wardrobes, a dressing table with drawers and a kingsize bed with bedside cabinets.

**BEDROOM TWO** *2.3m x 3.6m*

Window to the front elevation. Range of fitted bedroom furniture incorporating a floor length wardrobe, chest of drawers and a double bed with bedside cabinets.

**BEDROOM THREE** *2.2m x 3.6m*

Window to the side elevation and fitted bedroom furniture incorporating a floor length wardrobe and chest of drawers.

**FAMILY BATHROOM** *1.7m x 3.6m*

A stylish bathroom with a range of fitted wall cabinets and cassette style vanity unit incorporating a push button WC and wash hand basin with a mixer tap. Further on there is a walk in shower with a rain shower over it and a wall fitted shower attachment, finished off with a functional tiled shower bench. A contemporary double ended bathtub with a shower attachment invites you to spend a quiet moment soaking in it. Decorative ceramic tiles to the walls and floor, window to the side elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

A low maintenance front garden, predominantly laid to gravel with a driveway to the side and a decorative brick wall. Access to the detached garage and ample off street parking for multiple vehicles.

### **REAR ELEVATION**

A substantial rear garden, predominantly laid to lawn with a paved patio area and a raised decking area. A lovely seating area under an extendable awning is perfect for outdoor entertaining with your friends or family. A boardwalk to the side of the garden takes you further on into it with access to the detached garage and a timber constructed garden shed. Beautifully manicured shrubs and trees add to the charm while established colourful plantings add to the whimsical aspect of this private garden. Mature trees surround it making it feel private and secluded from the surrounding busy streets.

### **GARAGE 3m x 5.7m**

Window and a personnel door to the side elevation with an electric door to the front elevation. 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!



