



Barton Broads Park, Maltkiln Road, Barton-Upon-Humber

£189,000

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lovelle



## Key Features

- Total Floor Area:- 66 Square Metres
- Over 50's Site
- Close to Public Transport Links
- Central Village Location
- Private Access to The Nature Reserve
- Living Room & Kitchen & Dining Room
- Two Bedrooms
- Bathroom & En-Suite
- Fully Furnished
- Allocated Parking





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## DESCRIPTION

Barton Broads is an exclusive development of contemporary park homes for people over 50 years of age. Suited for the modern life being fully furnished with high quality finishes and decor.

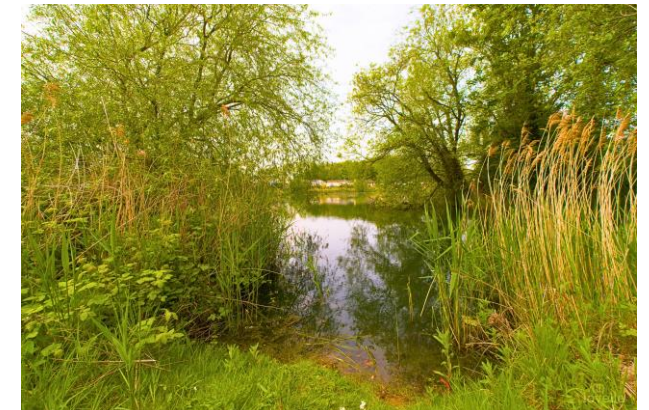
Private access to the surrounding nature reserve and minutes walk away from local amenities and transport links.

Perfect for someone looking to escape the busy city lifestyle.

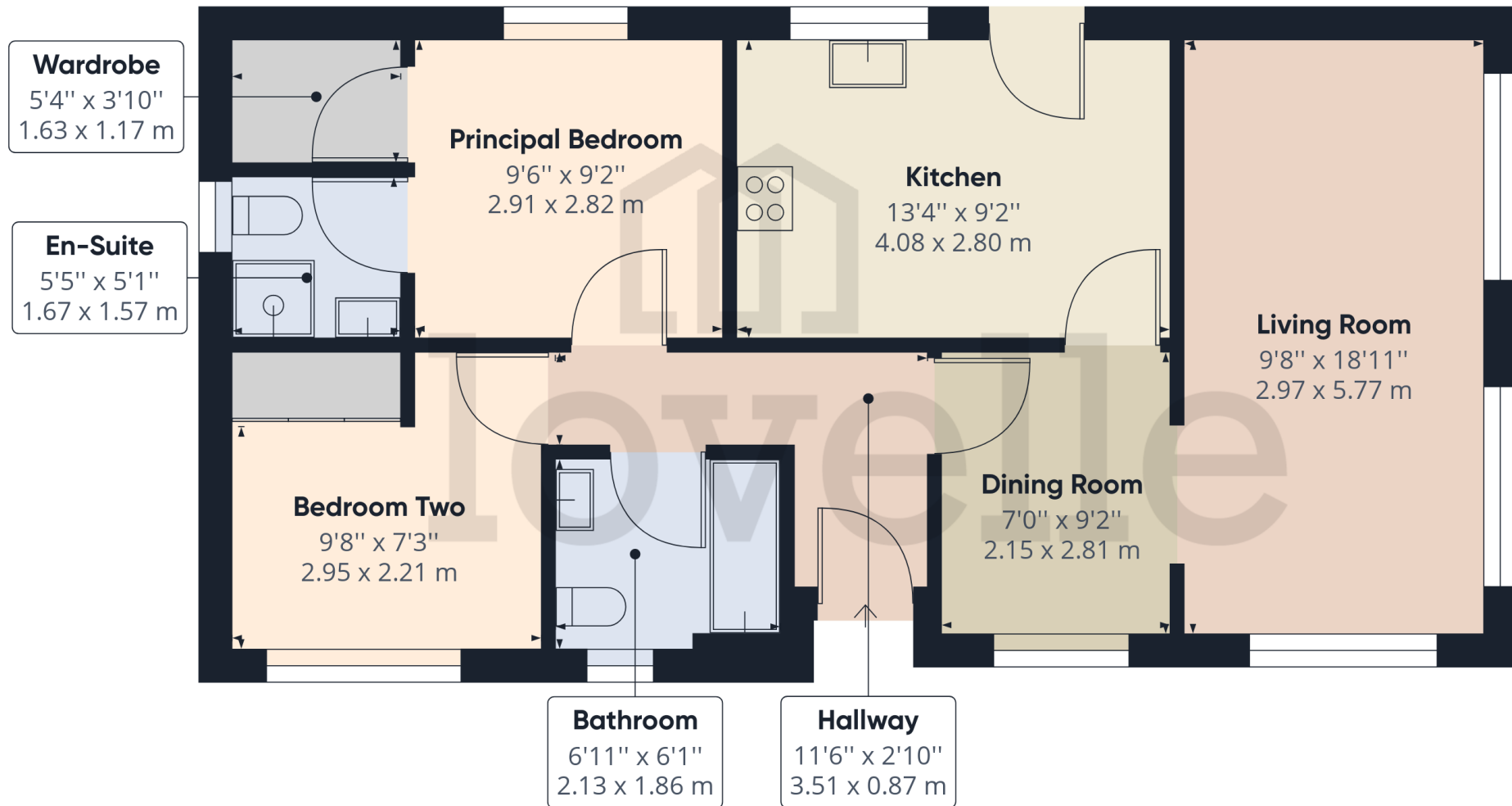
Do not hesitate and book a viewing today!

## 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!



## FLOORPLAN



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## **Barton Broads Park, Maltkiln R, Barton-Upon-Humber, North Lincolnshire**

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### **TENURE**

The Tenure of this property is Leasehold.

### **COUNCIL TAX**

Band A

### **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.

**ENTRANCE** 3.5m x 0.8m

Entered through a UPVC door into the "L" shaped hallway. Doors to all principal rooms.

**LIVING ROOM** 2.9m x 5.7m

Bright and airy fully furnished room with a feature Adam style electric fireplace. Dual aspect with bow bay windows to the front and side elevation.

**KITCHEN** 4m x 2.8m

Comprehensive range of wall and base units in a grey finish with contrasting work surfaces and tiled splash backs. Inset electric oven and a four ring gas hob with extraction canopy over, built in fridge freezer and a dishwasher. Stainless steel sink and drainer with a swan neck mixer tap. Window and a door to the side elevation.

**DINING ROOM** 2.1m x 2.8m

A cosy room with an archway to the living room making this an excellent space to entertain family and friends. Window to the side elevation.



**PRINCIPAL BEDROOM** 2.9m x 2.8m

Range of fitted bedroom furniture incorporating a vanity area with a mirror, double bed with bedside tables.  
Window to the side elevation and doors to the en-suite, wardrobe.

**EN-SUITE** 1.6m x 1.5m

Three piece suite incorporating a walk in shower cubicle with a rain shower over, push button WC and a wash hand basin with a mixer tap built into a vanity unit.

Chrome towel rail radiator and decorative ceramic tiles to the wet areas. Window to the rear elevation.

**WARDROBE** 1.6m x 1.1m

Walk in wardrobe with hanging rails and shelving.

**BEDROOM TWO** 2.9m x 2.2m

Fitted bedroom furniture incorporating a sliding door wardrobe, vanity area with a mirror and a double bed with bedside tables.  
Window to the side elevation.

**BATHROOM** 2.1m x 1.8m

Three piece bathroom suite incorporating a bathtub with a shower over and a mixer tap, push button WC and a wash hand basin with a mixer tap built into a vanity unit.

Waterproof panelling to the wet areas and a window to the side elevation.

**OUTSIDE THE PROPERTY**

Views of the pond and surrounding nature reserve.  
Allocated parking.

**SERVICE CHARGE**

Currently The Pitch Fee is estimated at £2652 which equates to £221 per month. Reviewed annually.

