



Beck Hill, Barton-Upon-Humber, North Lincolnshire

£215,000





lovelle

Key Features

- ****NO CHAIN****
- Total Floor Area: 118 Square Metres
- Breakfast Kitchen
- Dining Room
- Living Room
- Utility Area
- Three Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Delightful Views
- EPC rating D





DESCRIPTION

****NO CHAIN****

Enjoying a sizeable plot with views of the church and the beck is this three bedroom residence. Having been loved and upgraded by the current owners, the property is ready for someone new to make it their own.

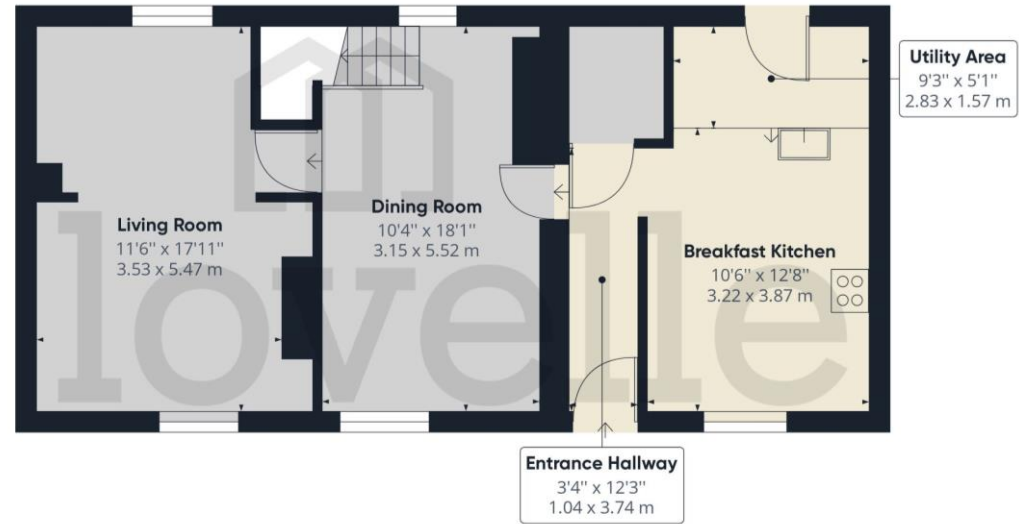
This charming residence consists of a dining room, living room, breakfast kitchen with its adjoining utility area. While the first floor accommodation offers three double bedrooms, all benefitting from a boutique style bathroom.

Once you have finished admiring this extensive property, you find yourself in the rear garden. Established and full of colourful plantings with delightful views, creating a sense of being in the countryside.

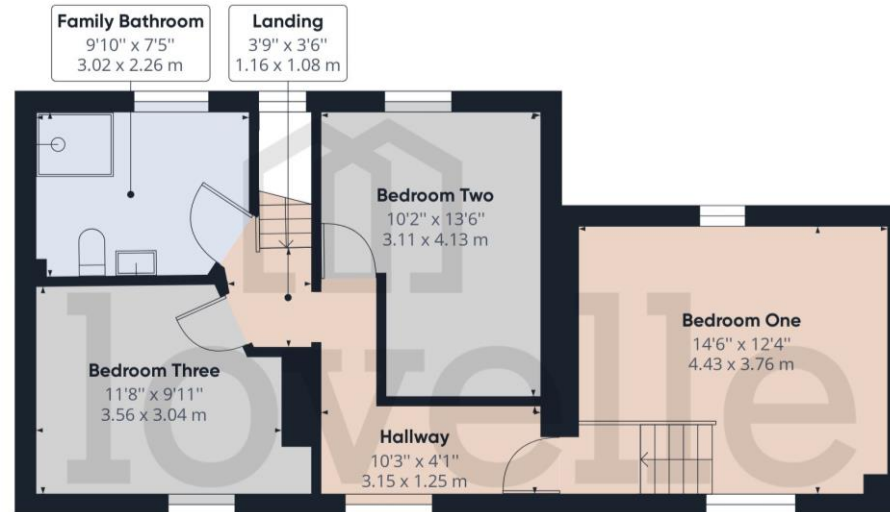
So book a viewing today!



FLOORPLAN



Ground Floor



Floor 1

Beck Hill, 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		
69-80	C		76 C
55-68	D	55 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.

Follow us on:



ENTRANCE *1m x 3.7m*

Entered through a wooden door into the hallway. Door to the dining room and an opening to the breakfast kitchen. Finished with a handy storage cupboard.

BREAKFAST KITCHEN *3.2m x 3.8m*

Range of wall and base units in a sage finish with contrasting work surfaces and upstands. Inset electric double oven and a four ring halogen hob with an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap and a built in dishwasher.

Delightful breakfast bar area to enjoy a morning coffee and breakfast.

Window to the front elevation.

UTILITY AREA *2.8m x 1.5m*

Range of wall and base units in a sage finish with contrasting work surfaces and upstands. Plumbing for a washing machine and space for a tumble dryer. Half glazed UPVC door to the rear elevation.

DINING ROOM *3.1m x 5.5m*

Spacious dining room with a feature brick fireplace, finished with a rustic wooden mantel piece.

A staircase to the first floor accommodation and a door to the living area.

Dual aspect with windows to the rear and front elevation.

LIVING ROOM *3.5m x 5.4m*

Generous room with a living flame fire, for those cool winter evenings.

Dual aspect with windows to the rear and front elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *4.4m x 3.7m*

Fitted bedroom furniture incorporating two wardrobes and a chest of drawers.
Dual aspect with windows to the rear and front elevation.

BEDROOM TWO *3.1m x 4.1m*

Fitted bedroom furniture incorporating two wardrobes and a vanity area
Window to the rear elevation.

BEDROOM THREE *3.5m x 3m*

Window to the front elevation.

FAMILY BATHROOM *3m x 2.2m*

Four piece boutique style bathroom incorporating a freestanding claw foot bathtub with a telephone style mixer tap, corner shower cubicle with an electric shower over, push button WC and a wash hand basin with a mixer tap built into a vanity unit. Ceramic tiles throughout and a chrome effect Victorian style towel rail radiator.
Window to the front elevation.

OUTSIDE THE PROPERTY:**REAR ELEVATION**

Fully enclosed rear garden by fencing, with a delightful patio area overlooking the marvelous church. Predominantly laid to lawn with decorative borders adorning the boundary.

Finished with a timber constructed garden shed.

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!

