



Clipson Crest, Barton-Upon-Humber, North Lincolnshire

Offers over £190,000





Key Features

- Total Floor Area:- 76 Square Metres
- Spacious Semi-Detached Home
- Living Room
- Kitchen Diner
- Cloakroom WC
- Three Bedrooms
- En-Suite & Family Bathroom
- Detached Garage
- Enclosed Rear Garden
- EPC rating C





DESCRIPTION

Set at the edge of the town is this three bedroom semi-detached house.

As you approach down the delightful walkway, you are greeted by a charming front garden with views over the children's play area. With the evergreen hedge offering privacy. Once inside, it opens up to a fabulous open plan living arrangements. With a bright living room merging together with the kitchen diner. Not to forget the handy WC cloakroom. All while the first floor offers three good sized bedrooms with the principal bedroom benefitting from an en-suite and the rest from a stylish family bathroom.

To finish this lovely property, is the rear garden. Fully enclosed with an artificial lawn for easy maintenance with a decking area and a paved patio.

Just wonderful!

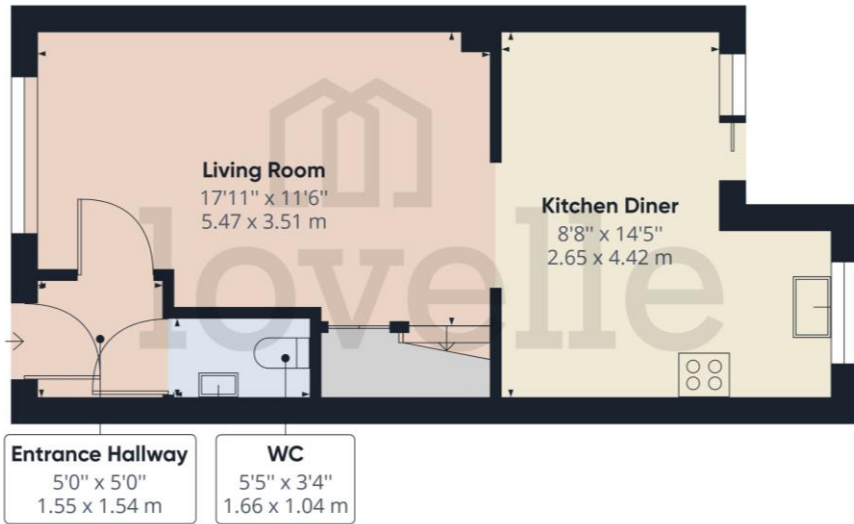
Call us to arrange your viewing today!

LOCATION

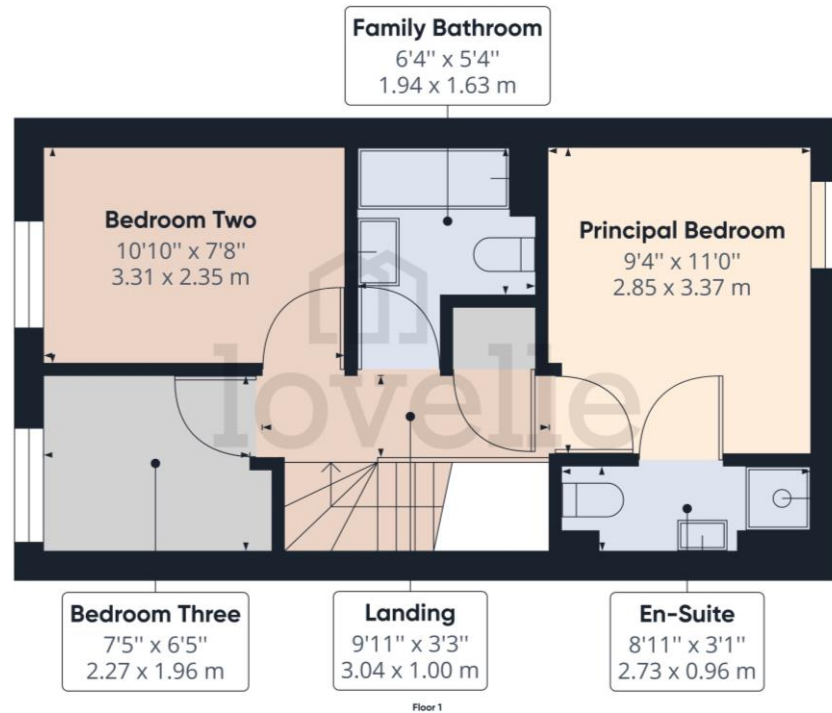
Barton-upon-Humber is a highly regarded historic market town with Primary and Senior schools, quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops and two petrol stations. It benefits from numerous recreational facilities and is surrounded by open countryside. The distinctive 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



Ground Floor



Floor 1



Clipson Crest, Barton-Upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band B

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		90 B
69-80	C	77 C	
55-68	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 1.5m x 1.5m

Entered through a composite door into the hallway. Doors to cloakroom WC and the living room.

LIVING ROOM 5.4m x 3.5m

Spacious and bright room with a "picture" window to the front elevation and an archway to the kitchen diner. Finished with a handy under stairs cupboard and a staircase to the first floor accommodation.

KITCHEN DINER 2.6m x 4.4m

Range of wall and base units with contrasting work surfaces. Inset electric oven and microwave, four ring gas hob with an extraction canopy over. Built in fridge freezer, dishwasher and plumbing for a washing machine. Stainless steel sink and drainer with a swan neck mixer tap. Sliding patio doors taking you out to the rear garden and patio. Further window to the rear elevation.

CLOAKROOM WC 1.6m x 1m

Two piece suite incorporating a push button WC and a wall mounted wash hand basin.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *2.8m x 3.3m*

Window to the rear elevation and a door to the en-suite.

EN-SUITE *2.7m x 0.9m*

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative ceramic tiles to the wet areas and a chrome effect towel rail radiator.

BEDROOM TWO *3.3m x 2.3m*

Window to the front elevation.

BEDROOM THREE *2.2m x 1.9m*

Window to the front elevation.

FAMILY BATHROOM *1.9m x 1.6m*

Stylish white three piece suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Chrome towel rail radiator and decorative ceramic tiles to the wet areas.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Low maintenance front garden, partially laid with slate and mature plantings with a walkway leading to the detached garage and rear garden.

DETACHED GARAGE *4.8m x 2.6m*

Up and over door. Power and lighting.

REAR ELEVATION

Private rear garden, fully enclosed by wooden fencing. Partially laid with artificial lawn making it easy maintenance. A decking area and a further paved patio area offer great space for outdoor entertainment or to relax.

Gated access to the rear garden.

GREENBELT CHARGE

This property is subject to a Greenbelt charge which we currently believe is set at £321.60 per annum.

