



Oxmarsh Lane, New Holland, North Lincolnshire

Offers over £150,000





Key Features

- Total Floor Area:- 70 Square Metres
- Sat In Circa 0.81 of an Acre
- Living Room
- Kitchen Diner
- Three Bedrooms
- Bathroom
- Conservatory
- Extensive Rear Garden & Grounds
- Summer House
- Multiple Garages
- EPC rating C



Sat in circa 0.81 of an acre.





DESCRIPTION

This property is ideal for those looking for their first home, to add to their property portfolio, or those looking to downsize.

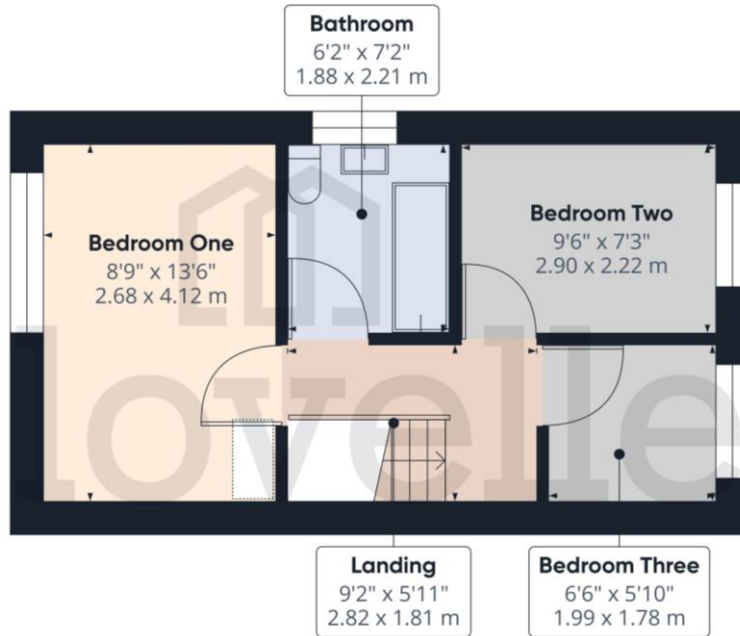
Boasting well proportioned accommodation to include a living room, kitchen diner with its adjoining conservatory overlooking the garden and grounds. While the first floor accommodation offers three bedrooms and a family bathroom.

Outside, there is a large garden, separated into substantial "garden rooms" offering privacy and potential. Finished with a delightful summer house and multiple garages.

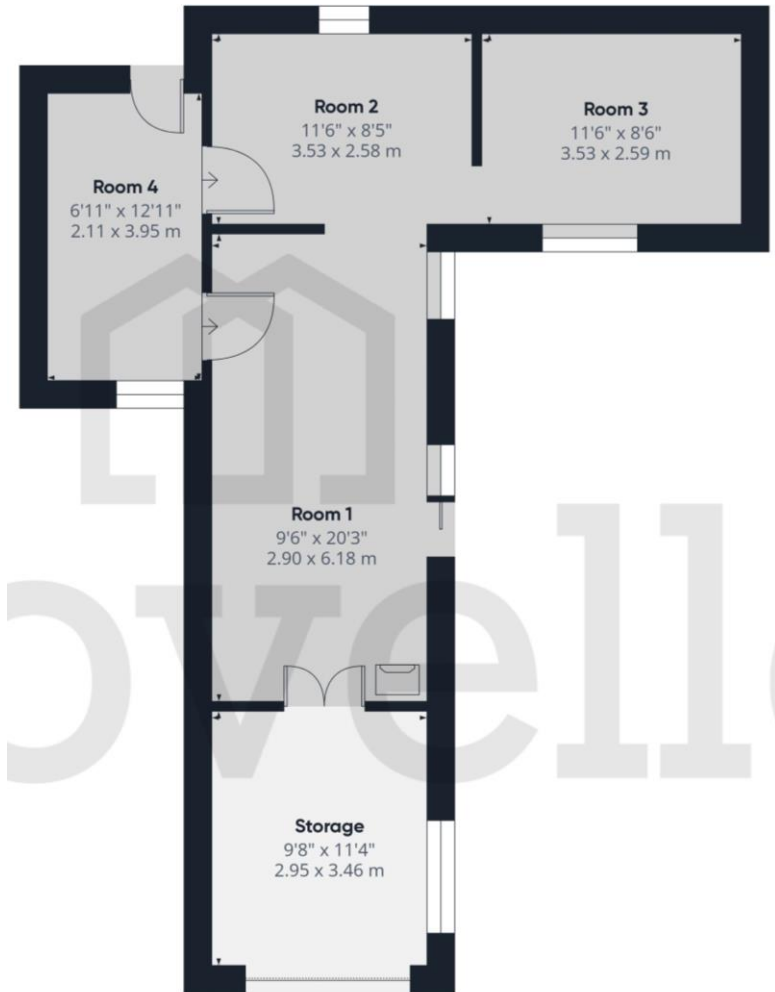
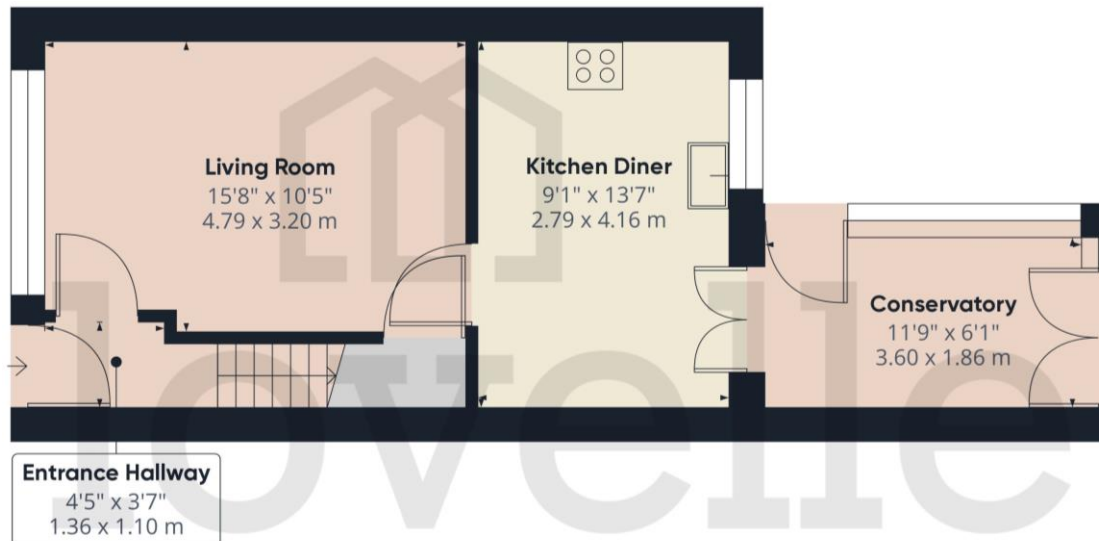
Do not miss an opportunity to acquire this home!



FLOORPLAN



Floor 1 Building 1



Ground Floor Building 2



**Oxmarsh Lane, New Holland, North
Lincolnshire**

TENURE

The Tenure of this property is Freehold.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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 1.3m x 1.1m

Entered through a wooden door into the hallway. Door to the living room and a staircase to the first floor accommodation.

LIVING ROOM 4.7m x 3.2m

Bright and airy room with a bow bay window to the front elevation flooding the room with light. Great space for the family to enjoy. Finished with a handy under stairs cupboard.

KITCHEN DINER 2.7m x 4.1m

Range of wall and base units in a light wood finish with contrasting white work surfaces and decorative tiled splash backs. Stainless steel sink and drainer with a swan neck mixer tap. Integrated electric oven and a four ring gas hob with extraction canopy over. Plumbing for a washing machine and space for a tall fridge freezer. Housing the combination boiler. Double opening doors to the conservatory creating the perfect arrangements to entertain guests and family. Not to forget the quaint dining area, adding a little charm to this kitchen. Window to the rear elevation.

CONSERVATORY 3.6m x 1.8m

Fully double glazed, built on a low rise brick wall with a polycarbonate roof. Double French doors opening to the rear gardens patio area and a further door to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *2.6m x 4.1m*

Fitted bedroom furniture incorporating multiple wardrobes and shelving. "Picture" window to the front elevation.

BEDROOM TWO *2.9m x 2.2m*

Window to the rear elevation.

BEDROOM THREE *1.9m x 1.7m*

Window to the rear elevation.

BATHROOM *1.8m x 2.2m*

Three piece bathroom suite incorporating a bathtub with shower over, low flush WC and a pedestal wash hand basin with hot and cold water taps.

Decorative tiles throughout and storage shelving.

Window to the side elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Low maintenance front garden with a block paved frontage and a driveway to the side offering ample off street parking and access to the rear of the property and the grounds. Finished with evergreen hedging, offering privacy from the surrounding properties.

REAR ELEVATION

Extensive rear garden with multiple "garden rooms" offering a mix of eclectic gardens and even its own pasture. Fully enclosed by fencing and evergreen hedging, making it feel private and secluded. Fully laid to lawn and permeated with mature trees and shrubbery. Further on there are multiple garages. Great for storage or other necessities. And finally there is a substantial summer house with multiple rooms, sat in a cosy corner of the garden.

Just wonderful!

GARAGE ONE *4.8m x 5.9m*

Double opening wooden doors, power and lighting.

GARAGE TWO *2.4m x 5m*

Power and lighting.

SUMMER HOUSE

Timber construction, water, power and lighting. Great for outdoor entertaining or enjoying a quiet moment to yourself.

ROOM ONE 2.9m x 6.1m

ROOM TWO 3.5m x 2.5m

ROOM THREE 3.5m x 2.5m

ROOM FOUR 2.1m x 3.9m

STORAGE 2.9m x 3.4m

LOCATION

New Holland is located east of Barton-upon-Humber with train and bus services running throughout the day to Barton upon Humber and Habrough/Grimsby/Cleethorpes. There is a Public House, a Primary school, playing field and Chinese take away. The local Secondary school being Baysgarth, is situated in Barton-upon-Humber which is only approximately 4 miles away and provides a bus service. Within the vicinity there is the opportunity to enjoy outdoor pursuits including fishing and sailing clubs, horse riding as well as easy walking access to nature reserves and walks on the Humber Bank. The nearby village of Barrow-upon-Humber offers many facilities together with the town of Barton-upon-Humber, just a few minutes away where there are a vast choice of retail shops, good amenities, doctors, dentists, recreational facilities and a library.

