



Hawthorn Gate, Barton-Upon-Humber, North Lincolnshire

Offers over £240,000





## Key Features

- Total Floor Area:- 146 Square Metres
- PA/2023/1332
- Central Town Location
- Contemporary Kitchen
- Open Plan Living & Dining
- Study
- Four Bedrooms
- Family Bathroom & En-suite
- Driveway
- Private Rear Garden
- EPC rating D





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## DESCRIPTION

Situated in a desirable central location of Barton upon Humber, within walking distance of local amenities, is this superb detached bungalow. The property is for sale with a planning permission for a two storey extension.

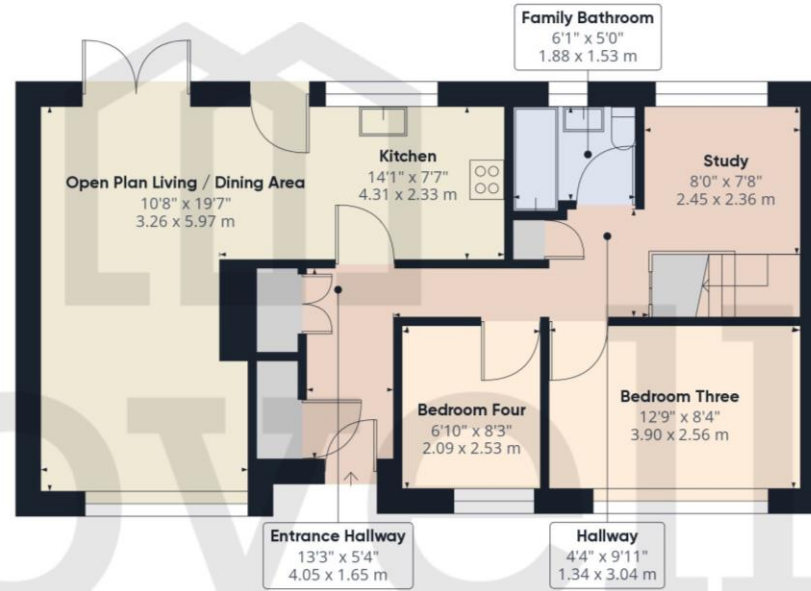
The generously proportioned accommodation invites you in through a lovely "L" shaped entrance hallway with doors to all principal rooms and handy storage cupboards. As you make your way through, two bedrooms to the right offer comfortable accommodation, while the first floor provides two further bedrooms with the principal one benefitting from an en-suite. Moving on, there is a substantial and bright lounge with a dining area that overlooks the rear garden and seamlessly blends into the kitchen opening this space up and creating open plan living. Not to forget the family bathroom and the study tucked away on the ground floor.

Outside of this detached bungalow is a low maintenance rear garden. Predominantly laid to gravel with a block paved patio area and artificial lawn. Perfect for a busy family or entertaining friends and family. A private driveway provides ample off street parking.

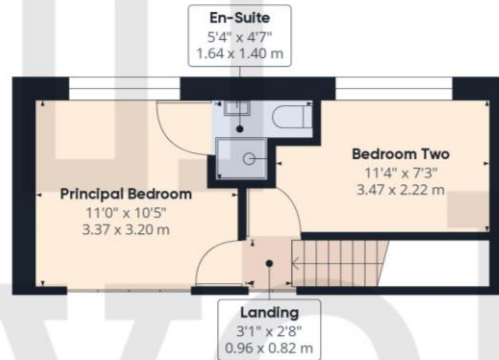
VIEWING IS ABSOLUTELY ESSENTIAL.



## FLOORPLAN



Ground Floor



Floor 1

## Hawthorn Gate, 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		80 C
55-68	D	62 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** *4m x 1.6m*

Entered through a UPVC door into the "L" shaped hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Multiple handy storage cupboards.

**OPEN PLAN LIVING / DINING AREA** *3.2m x 5.9m*

**KITCHEN** *4.3m x 2.3m*

Comprehensive range of wall and base units in a grey finish with contrasting "marble" effect work surfaces and upstands, decorative glass splashback. Inset electric oven with a four ring gas hob and extraction canopy over. Space for a tall fridge freezer and plumbing for a washing machine, integrated dishwasher. Stainless steel sink and drainer with a swan neck mixer tap. Window and a door to the rear elevation.

**DINING AREA**

Open plan dining area with double opening French doors to the rear elevation.

**LOUNGE**

A substantial space with a "picture" window to the front elevation flooding the room with light.



**BEDROOM THREE** 3.9m x 2.5m

Window to the front elevation.

**BEDROOM FOUR** 2m x 2.5m

Window to the front elevation.

**FAMILY BATHROOM** 1.8m x 1.5m

White three piece suite incorporating a bathtub with a rain shower over, push button WC, a wash hand basin built into a vanity unit. Chrome effect towel rail radiator and decorative ceramic tiles to the wet areas.

Window to the rear elevation.

**STUDY** 2.4m x 2.3m

Perfect area for a home office, study or perhaps a quiet sitting room.

Window to the rear elevation and a staircase to the first floor accommodation.

**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.3m x 3.2m

Window to the rear elevation and a door to the en-suite. Handy eaves storage cupboard housing the combination boiler.

**EN-SUITE** 1.6m x 1.4m

Three piece white suite incorporating a shower cubicle with rain shower over, push button WC, wash hand basin built into a vanity unit. Decorative ceramic tiles to the wet areas.

**BEDROOM TWO** 2.2m x 3.4m

Window to the rear elevation.

**OUTSIDE THE PROPERTY:**

**FRONT ELEVATION**

Clean and simple front garden, predominantly laid to gravel with a block paved driveway to the side and access to the rear garden. Ample off street parking.

**REAR ELEVATION**

Low maintenance garden. Fully enclosed by fencing and brick walls. Predominantly laid to gravel with artificial lawn and an extended block paved patio area. Perfect for outdoor entertaining or enjoying a moment to yourself.

**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!

