



Harrowdyke, Barton-Upon-Humber, North Lincolnshire

£155,000

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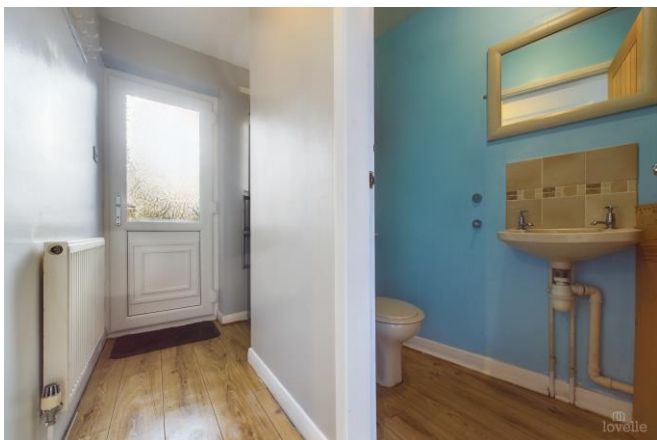


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## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area:- 86 Square Metres
- Living Room
- Dining Room
- Kitchen
- Utility Room / WC
- Three Bedrooms
- Family Bathroom
- Fully Enclosed Rear Garden
- Outbuildings
- Rooftop Solar Panels
- EPC rating B









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## DESCRIPTION

**\*\*NO CHAIN\*\***

Hiding away on Harrowdyke is this end of terrace three bedroom home.

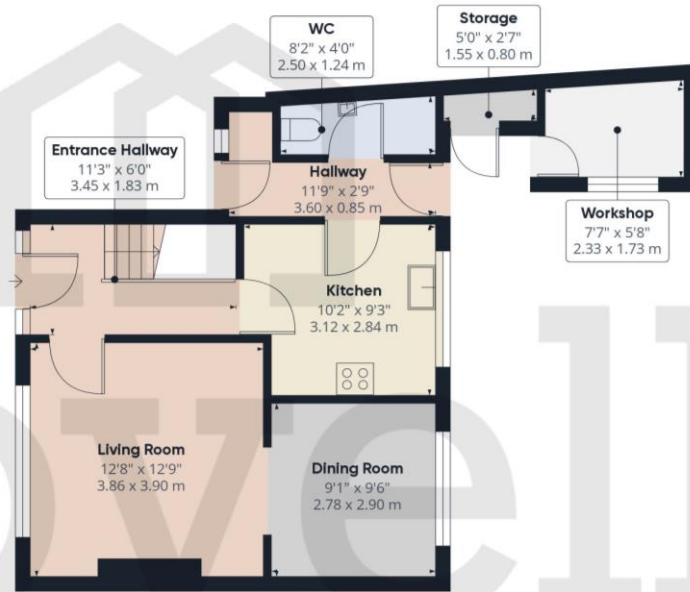
As you approach this deceptively spacious property, you are greeted by a lovely front garden, clean and simple. Once you step inside, the charming hallway invites you to explore deeper. The door to the right takes you to the living room and the dining room. Perfect space to relax or entertain in. Further on there is a fully equipped kitchen with an adjacent utility room with a WC. To the first floor, there are three bedrooms and a family bathroom.

By the time you have finished admiring the charm of this home, you find yourself in the rear garden with a delightful patio area, ideal for outdoor entertaining. Finished with a workshop and further storage, adding versatility to this property.

**VIEWING IS A MUST!**



## FLOORPLAN



Ground Floor



Floor 1

## Harrowdyke, Barton-Upon-Humber, 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	83 B	87 B
69-80	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.

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**ENTRANCE** 3.4m x 1.8m

Entered through a UPVC door with sidelights into the hallway. Doors to all principal rooms and a staircase taking you up to the first floor accommodation. Finished with a handy under stairs storage cupboard.

**LIVING ROOM** 3.8m x 3.9m

Bright and airy room with a "picture" window to the front elevation and an archway leading to the dining room.

**DINING ROOM** 2.7m x 2.9m

Perfect space to entertain family and guests with a window overlooking the rear garden.

**KITCHEN** 3.1m x 2.8m

Range of wall and base units with contrasting work surfaces, upstands and decorative tiled splash backs. Black composite sink and a drainer with a swan neck mixer tap. Plumbing for a dishwasher. Built in electric oven and a four ring gas hob with extraction canopy over. Window to the rear elevation and a door to the side elevation. Finished with a breakfast bar area.

**UTILITY ROOM / WC** 2.5m x 1.2m

Wall unit and a contrasting work surface, plumbing for a washing machine. Low flush WC and a wall mounted wash hand basin. Adjacent hallway has space for a tall fridge freezer.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** *3.8m x 3.1m*

Built in bedroom furniture incorporating a storage cupboard and shelving. Window to the front elevation.

**BEDROOM TWO** *2.7m x 3.4m*

Window to the rear elevation.

**BEDROOM THREE** *2.4m x 2.6m*

Window to the front elevation.

**FAMILY BATHROOM** *1.6m x 2.3m*

Three piece bathroom suite incorporating a bathtub with shower over and hot and cold water taps, pedestal wash hand wash basin and a low flush WC. Two windows to the rear elevation and decorative tiles throughout.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Simple and clean front garden with a lawn area and a pathway taking you to the front and side entrance door. Fully enclosed by a decorative brick wall.

**REAR ELEVATION**

A substantial rear garden, fully enclosed by fencing. Predominantly laid to lawn with an extended patio area, perfect for outdoor entertaining family and friends, or to enjoy a moment in the garden. Two further brick outbuildings add storage to this property.

**STORAGE** *1.5m x 0.8m*

**WORKSHOP** *2.3m x 1.7m*

**SOLAR PANELS**

Discuss via the estate agent for more information.

**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!



