



Swinster Lane, East Halton, North Lincolnshire

£300,000





## Key Features

- Total Floor Area:- 157 Square Metres
- Kitchen Diner
- Living Room & Sitting Room
- Utility Room
- Four Bedrooms
- Three Bathrooms
- Garage & Driveway
- Enclosed Rear Garden
- Countryside Views
- Elevated Plot
- EPC rating C





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## DESCRIPTION

Set at the edge of the village of East Halton is this superb detached home. Ready for a family or someone looking to escape the busy city lifestyle.

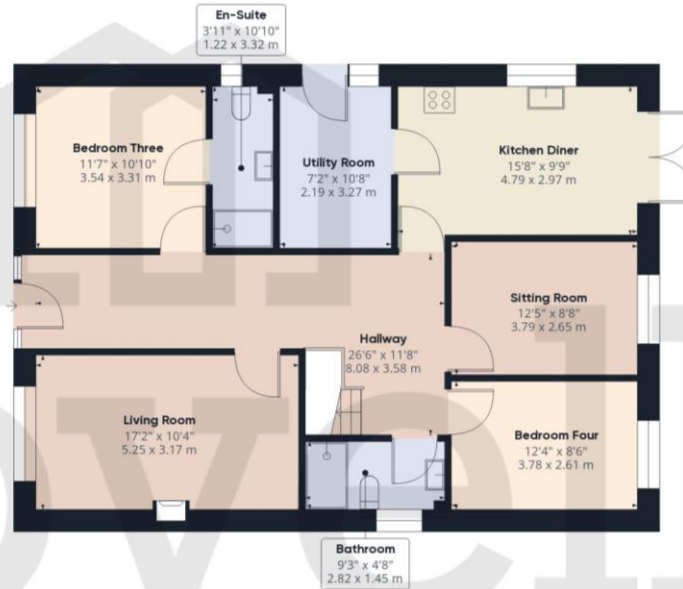
Approaching this home it reveals its ample driveway and front garden, sitting on an elevated plot. As you enter through the front door a bright hallway welcomes you in to explore further. To your right is the living room, while to the left is the spacious kitchen diner with its adjoining utility room and straight on a quaint sitting room. Further on the ground floor offers two bedrooms and two bathrooms, one being an en-suite. Once upstairs this charming home reveals two double bedrooms and a family bathroom, with views of the surrounding countryside.

As you make your way out, the rear garden opens its possibilities, being perfect for outdoor entertaining or just to enjoy a quiet moment to yourself. Finished with the detached garage and a summer house.

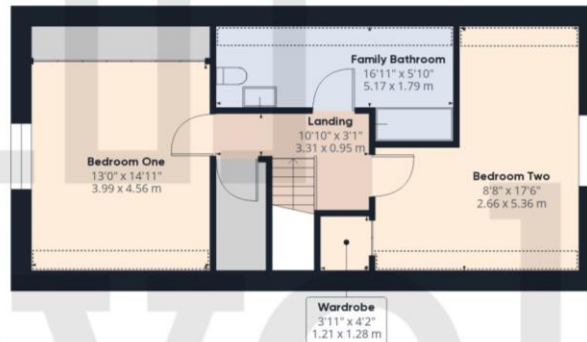
Do not delay, arrange your viewing today!



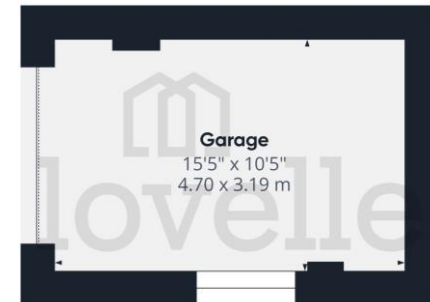
## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



## Swinster Lane, East Halton, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band E

### 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		95 A
81-91	B		
69-80	C	70 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** 8m x 3.5m

Entered via a UPVC door with sidelights into the hallway. Doors to all principal rooms and a staircase leading to the first floor accommodation.

**LIVING ROOM** 5.2m x 3.1m

Bright living room with a feature wood burning stove, perfect for those cold winter evenings.

Bow bay window to the front elevation.

**KITCHEN DINER** 4.7m x 2.9m

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Inset electric double oven with a four ring halogen hob and extraction canopy over. Integral dishwasher and space for a tall fridge freezer. Composite one and a half bowl sink with a swan neck mixer tap.

Dual aspect having a window to the side elevation and double opening UPVC doors to the rear elevation.

**UTILITY ROOM** 2.1m x 3.2m

Range of wall and base units with contrasting work surfaces and tiled splash backs. Plumbing for a washing machine and space for a tumble dryer.

Housing the boiler.

Door and a window to the side elevation.



**BEDROOM THREE** 3.5m x 3.3m

Bow bay window to the front elevation. Door to the en-suite.

**EN-SUITE** 1.2m x 3.3m

Three piece suite incorporating a walk in shower cubicle, push button WC and a pedestal wash hand basin with hot and cold water taps. Window to the side elevation.

**SITTING ROOM** 3.7m x 2.6m

Window to the rear elevation.

**BEDROOM FOUR** 3.7m x 2.6m

Window to the rear elevation.

**BATHROOM** 2.8m x 1.4m

Three piece suite incorporating a walk in shower cubicle with a rain shower over, push button WC and a pedestal wash hand basin with hot and cold water taps. Window to the side elevation.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** *3.9m x 4.5m*

Three fitted wardrobes. Window to the front elevation.

**BEDROOM TWO** *2.6m x 5.3m*

Window to the rear elevation.

**WARDROBE** *1.2m x 1.2m*

**FAMILY BATHROOM** *5.1m x 1.7m*

Three piece suite incorporating a bathtub with a shower attachment, push button WC and a pedestal wash hand basin. Ceramic tiles throughout. Roof window to the side elevation.

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

Spacious front garden predominantly laid to lawn and enclosed by wooden fencing. Driveway providing ample off street parking with gated access to the garage and rear garden.

**REAR ELEVATION**

Private rear garden, predominantly laid with artificial lawn and fully enclosed by wooden fencing. Great for outdoor entertaining friends and family. Finished with a wooden summer house.

**DETACHED GARAGE 4.7m x 3.1m**

Up and over door. Power and lighting.

**LOCATION**

The village of East Halton is approximately seven miles from Barton-upon-Humber and only three miles away from Thornton Abbey and the Railway Station where trains run to Habrough, Grimsby, Cleethorpes, Barton-upon-Humber and connect with a bus to Hull. Alternatively, driving five miles direct to Habrough Railway Station enables connections to main line routes, i.e. Doncaster for London, Grimsby and Cleethorpes. This historic village dates back to the 17th Century and has various amenities including a Primary School, Public House, Village Hall, Churches and Corner Shop with Post Office.

