



Manilla Lane, Barton-Upon-Humber, North Lincolnshire

Offers over £225,000







lovelle



## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area:- 78 Square Metres
- Living Room
- Kitchen Diner
- Conservatory
- Three Bedrooms
- Family Bathroom & En-Suite
- Garage & Driveway
- Enclosed Rear Garden
- Central Location
- EPC rating C









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## DESCRIPTION

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

Close to local amenities and transport links, is this stylish three bedroom home. On the market looking for someone new to put their stamp on it.

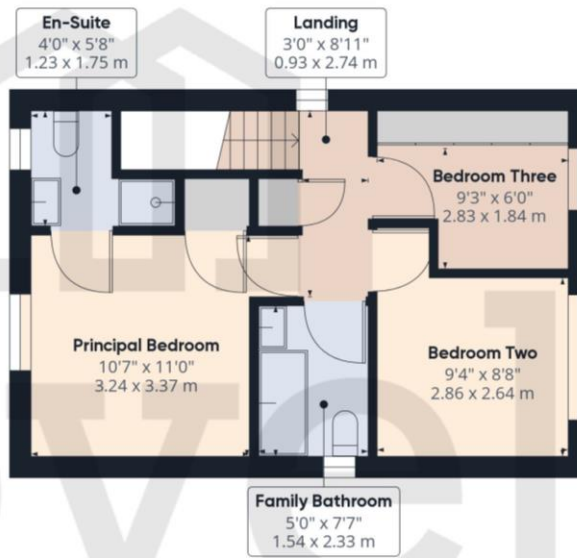
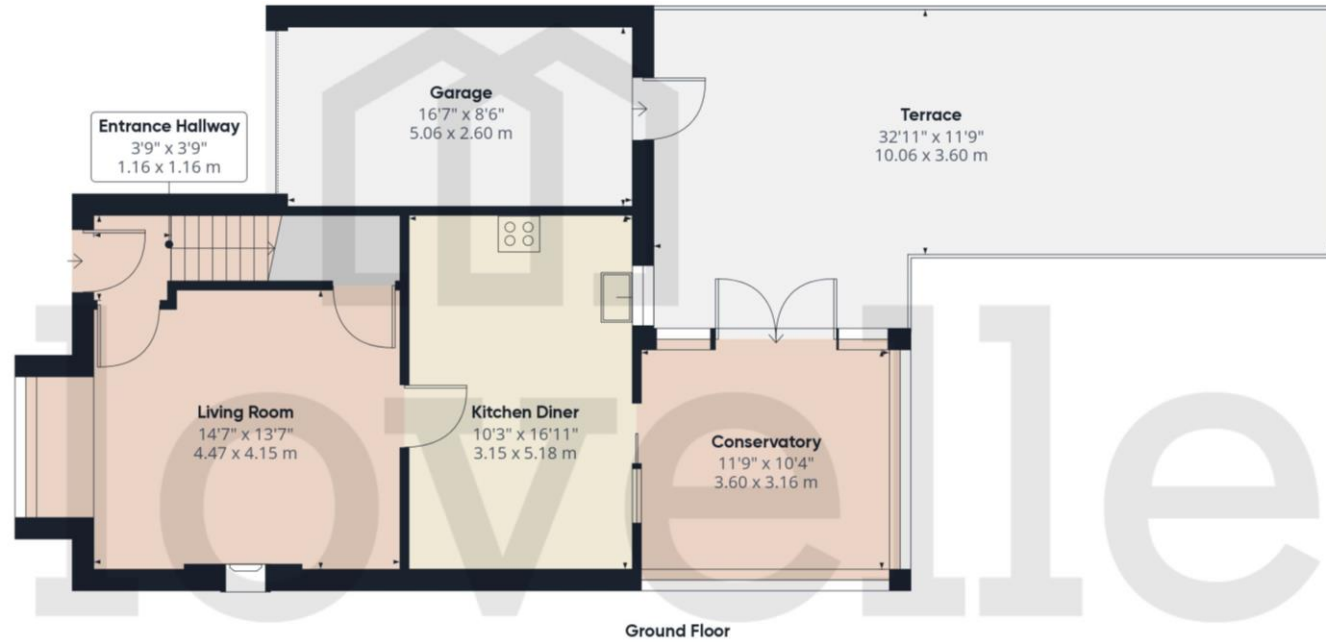
Offering spacious accommodation, designed to maximize comfort and functionality. Upon entering, you are greeted by a spacious lounge, flooded with light, thanks to the bay window. Further on, the fully equipped kitchen diner with a cheerful breakfast bar flows seamlessly into the conservatory, creating the perfect space for the full family to enjoy. All while the first floor offers three bedrooms, with the principal bedroom having its own en-suite and the rest benefitting from a contemporary family bathroom. Finishing this charming home is the rear garden. Fully enclosed with a delightful terrace and access to the garage.

Don't let this opportunity pass you by, and come to see for yourself the astounding features this home has to offer.

Arrange your viewing today!



## FLOORPLAN



## Manilla Lane, 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		83 B
69-80	C	71 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** 1.1m x 1.1m

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

**LIVING ROOM** 4.4m x 4.1m

Bright and airy room with a feature Adam style fireplace surround housing an open flame gas fire. Door to the kitchen diner and a bow bay window to the front elevation.

Handy under stairs storage cupboard.

**KITCHEN DINER** 3.1m x 5.1m

Range of wall and base units in a white finish with contrasting butcher block work surfaces and decorative tiled splash backs.

Freestanding Kenwood cooker with a five ring gas hob and multiple ovens, extraction canopy over. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Space for an under counter appliance and plumbing for a washing machine. Finished with a delightful breakfast bar area.

Window to the rear elevation and sliding patio doors to the conservatory.

**CONSERVATORY** 3.6m x 3.1m

Low rise brick construction with a polycarbonate roof. Perfect room to entertain guests and family.

Double opening French doors to the rear garden and terrace.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** *3.2m x 3.3m*

Window to the front elevation and a door to the en-suite. Finished with a storage cupboard.

**EN-SUITE** *1.2m x 1.7m*

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

Window to the front elevation.

**BEDROOM TWO** *2.8m x 2.6m*

Window to the rear elevation.

**BEDROOM THREE** *2.8m x 1.8m*

Fitted wardrobes and a window to the rear elevation.

**FAMILY BATHROOM** *1.5m x 2.3m*

Three piece white bathroom suite incorporating a double ended bathtub with a mixer tap, push button WC and a pedestal wash hand basin with a mixer tap. Ceramic tiles to the wet areas.

Window to the side elevation.

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

Minimalistic front garden with mature plantings and shrubbery. Graveled driveway to the side of the property, offering off street parking and access to the garage and rear garden.

**GARAGE 5m x 2.6m**

Up and over door, power and lighting.

**REAR ELEVATION**

Fully enclosed rear garden, predominantly laid to lawn with a delightful terrace. Perfect for relaxing or entertaining guests and family.

**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!



