



The Rushes, Barton Broads Park, Barton-Upon-Humber

Offers over £150,000





Key Features

- Total Floor Area:- 87 Square Metres
- Over 50's Site
- Kitchen & Dining Room
- Living Room
- Utility Room
- Two Bedrooms
- Bathroom & En-Suite
- Central Town Location
- Driveway & Garage





DESCRIPTION

****NO CHAIN****

Barton Broads is an exclusive development of contemporary park homes for people over 50 years of age. Private access to the surrounding nature reserve and minutes walk away from local amenities and transport links.

This lovely home comprises of two bedrooms, with the principal bedroom benefitting from an en-suite shower room. Delightful living room and a fully equipped kitchen with adjacent dining room. Further on there is a generous utility room and a charming bathroom. Finished with a private rear garden with views of the nature reserve.

Perfect for someone looking to escape the busy city lifestyle.

Do not hesitate and book a viewing today!



FLOORPLAN



The Rushes, Barton Broads Park, Barton- Upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Leasehold.

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.

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 2.9m x 0.8m

Entered through a UPVC door into an "L" shaped hallway. Doors to all principal rooms and two handy storage cupboards.

LIVING ROOM 6.2m x 3.3m

Bright and airy room with a feature Adam style electric fireplace. Dual aspect with windows to the front and side elevation.

KITCHEN 2.5m x 2.4m

Range of wall and base units with contrasting work surfaces and tiled splash backs. Inset eye level electric oven and a four ring induction hob with extraction canopy over, plumbing for a dishwasher. Stainless steel sink and drainer with a swan neck mixer tap. Window to the side elevation and archways to the dining and utility room.

DINING ROOM 2.9m x 2.4m

Walk in bay window floods this room with light, perfect to entertain friends and family or enjoy a quiet meal.

UTILITY ROOM 1.6m x 2.5m

Range of wall and base units with contrasting work surfaces and tiled splash backs. Stainless steel sink with a swan neck mixer tap. Plumbing for a washing machine and space for a tall fridge freezer. Housing for the combination boiler. Half glazed UPVC door to the side elevation.

PRINCIPAL BEDROOM *3m x 2.9m*

Range of fitted bedroom furniture incorporating two wardrobes, a chest of drawers and a vanity area.
Window to the side elevation and door to the en-suite.

EN-SUITE *1.5m x 2.4m*

Three piece suite incorporating a walk in shower cubicle, low flush WC and a vanity wash hand basin with hot and cold water taps.
Ceramic tiles to the wet areas and a window to the side elevation.

BEDROOM TWO *2.6m x 2.8m*

Fitted bedroom furniture incorporating a wardrobe and a chest of drawers.
Window to the side elevation.

BATHROOM *1.7m x 1.9m*

Three piece bathroom suite incorporating a bathtub with hot and cold water taps, low flush WC and a pedestal wash hand basin with hot and cold water taps.
Ceramic tiles to the wet areas and a window to the side elevation.

OUTSIDE THE PROPERTY

Delightful front garden, predominantly laid with decorative slate and gravel, making low maintenance. Driveway to the side of the property offers off street parking and access to the garage and rear garden.

GARAGE *6m x 2.7m*

REAR ELEVATION

Low maintenance rear garden, predominantly laid with artificial grass and finished with a delightful patio area. Views of the surrounded nature reserve.

SERVICE CHARGE

Currently The Pitch Fee is estimated at £2375.05 which equates to £207.03 per month. Reviewed annually.

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!

