



Welton Close, Barton-upon-Humber, North Lincolnshire
Offers over £200,000





KEY FEATURES

- Total Floor Area:- 78 Square Metres
- Immaculate Two Bedroom Bungalow
- Prime Location
- Two Reception Rooms
- Shower Room
- Fully Enclosed Rear Garden
- Detached Garage
- Close to Local Amenities
- EPC rating C

DESCRIPTION

At Welton Close you will find this homely detached bungalow nestled in a peaceful neighbourhood. It features two bedrooms, a shower room, warm and snug living room, kitchen and a beautiful conservatory overlooking the rear garden.

Once you have finished exploring this bungalow, you find yourself in the fully enclosed, rear garden. To the front of the property is a generously-sized detached garage, ensuring secure off-street parking or additional storage

Staying at this property lets you enjoy the convenience of nearby amenities; Tesco and Lidl Superstores are a quick drive away for your grocery needs, Baysgarth School is available for quality education, the Barton-upon-Humber train station ensures easy commutes and Starbucks provides your daily caffeine fix.

Experience the perfect blend of private and city living at this enviable location. Don't miss out on this fantastic opportunity!

PARTICULARS OF SALE

ENTRANCE

Entered via a UPVC door into the kitchen.

LOUNGE

4.37m x 3.62m

Dual aspect having a window to the side elevation and a box bay window to the front elevation.

KITCHEN

3.32m x 2.56m

Range of wall and base units with contrasting work surfaces. Plumbing for a dishwasher and washing machine. Inset electric oven with a four ring gas hob and extraction canopy over. Stainless steel sink and drainer with mixer tap. Window to the front elevation and a door to the side.

CONSERVATORY

6.1m x 3.78m

Constructed on a low rise wall with polycarbonate roof. Central heating. French doors to the rear garden.

BEDROOM ONE

3.61m x 3.05m

Window to the rear elevation.

BEDROOM TWO

3.31m x 2.71m

French doors to the rear elevation.

SHOWER ROOM

2.02m x 1.68m

Three piece suite incorporating a quadrant shower cubicle, pedestal wash hand basin and a low flush WC. Window to the rear elevation.



OUTSIDE THE PROPERTY:

FRONT ELEVATION

Laid to lawn. Driveway to the garage.

GARAGE

5.05m x 2.53m

Up and over door. Power and lighting.

REAR ELEVATION

Fully enclosed garden, predominantly laid to lawn.

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!

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

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.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

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 01652 636587 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

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.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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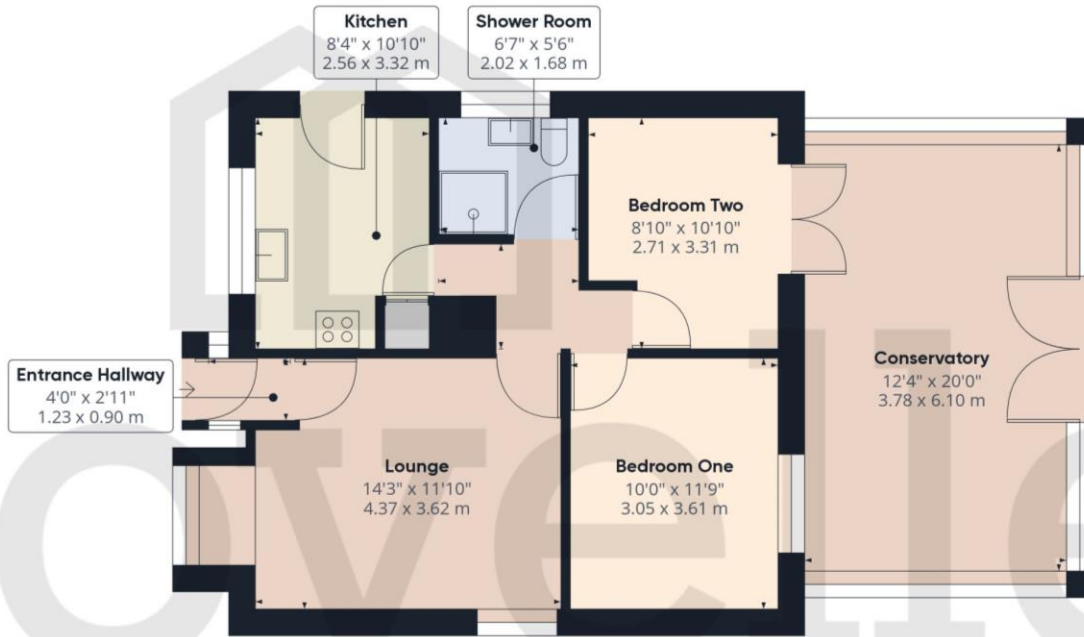
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Ground Floor Building 1



Ground Floor Building 2

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