



Caistor Road, Barton-upon-Humber, North Lincolnshire

Asking Price £255,000

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## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area: 134 Square Metres
- Stood in Circa 0.15 of an Acre
- Living Room & Dining Room
- Kitchen Diner
- Four Bedrooms
- Ground Floor Family Bathroom
- First Floor Shower Room
- Conservatory
- Enclosed Rear and Front Gardens
- Integral Garage
- EPC rating D





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## DESCRIPTION

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

Enjoying a sizeable plot is this versatile detached dormer bungalow.

Pulling onto the driveway it immediately evokes a sense of privacy with the evergreen hedging. While the front lawn offers extra garden space and the driveway access to the integral garage.

The generously proportioned accommodation includes a spacious living room, dining room and conservatory with bi-fold doors, flooding the rooms with light. Further on there is a fully equipped kitchen diner with doors to the rear garden. And to finish off the ground floor are two bedrooms with both benefitting from a downstairs family bathroom.

On for the first floor, there are two further bedrooms and a shower room.

The rear garden is separated into multiple areas creating a sense of peace and calm, while being fully enveloped in nature. Mainly laid to lawn with decorative shrubbery and colourful plantings adorning the boundary. Finished with a pond, delightful patio area for relaxing and a raised bed vegetable garden.

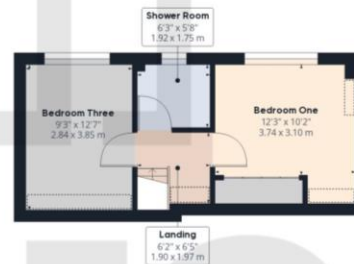
VIEWING RECOMMENDED!



FLOORPLAN



Ground Floor



Floor 1

## Caistor Road, 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		
69-80	C		78 C
55-68	D	66 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** 1.9m x 3.6m

Entered through a composite door, with sidelights, into the hallway. Doors to the downstairs bedrooms, family bathroom and living accommodations.

**LIVING ROOM** 3.6m x 6.2m

Bright and spacious living room with a feature Adam style fireplace housing an open flame gas fire. Staircase to the first floor accommodation and a bow window to the front elevation.

**DINING ROOM** 3m x 3.2m

Fabulous bi-fold doors bridge the conservatory and this room together to create the perfect space to enjoy the garden from.

**CONSERVATORY** 3.1m x 2.9m

Fully double glazed conservatory with a polycarbonate roof and two sliding patio doors into the garden.

**KITCHEN DINER** 3.9m x 3m

Range of wall and base units in a cream finish with work surfaces and decorative tiled splash backs. Composite one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and a dishwasher. Inset double oven with a four ring gas hob and extraction canopy over. Finished with a delightful dining area. Window and a half glazed door to the rear elevation.



**BEDROOM TWO** 3.5m x 3.2m

"Picture" window to the rear elevation.

**OFFICE / BEDROOM FOUR** 2.7m x 3.2m

Window to the front elevation.

**FAMILY BATHROOM** 2.5m x 2.2m

Three piece bathroom suite incorporating a corner bathtub with an electric shower over, pedestal wash hand basin with hot and cold water taps and a low flush WC.

Ceramic tiles throughout and two windows to the rear elevation.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** *3.7m x 3.1m*

Fitted bedroom furniture incorporating multiple wardrobes, shelving, bedside tables and a vanity area.  
Window to the rear elevation.

**BEDROOM THREE** *2.8m x 3.8m*

Window to the rear elevation.

**SHOWER ROOM** *1.9m x 1.7m*

Three piece suite incorporating a corner shower cubicle with an electric shower, wash hand basin built into a vanity unit with a mixer tap and a push button WC.

Ceramic tiles throughout and a window to the rear elevation.

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

Enclosed by an evergreen hedge and finished with a delightful lawn.  
Driveway providing off street parking and access to the garage, rear garden.

**INTEGRAL GARAGE 2.9m x 5.2m**

Up and over door, power and lighting.

**REAR ELEVATION**

Private garden, enclosed by fencing and surrounded by mature trees and shrubbery. Predominantly laid to lawn with a picturesque pond adding a tranquil feeling to the garden.

Further on there is a patio area for outdoor entertaining family and guests.

And to finish off this garden is the hidden raised bed vegetable garden with gravel walkways. Perfect for someone who enjoys gardening.

**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!

