



Orchard Close, Barrow-upon-Humber, North Lincolnshire

£275,000




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Key Features

- ****NO CHAIN****
- Total Floor Area:- 96 Square Metres
- Kitchen & Utility Room
- Dining Room
- Lounge
- Three Bedrooms
- En-Suite & Family Bathroom
- Driveway
- Detached Garage
- Enclosed Rear Garden
- EPC rating D





DESCRIPTION

****NO CHAIN****

Located in the sought after village of Barrow upon Humber, within walking distance of local amenities, is this superb detached bungalow.

The property is for sale with no onward chain, ready for new owners to move in and put their own stamp on it.

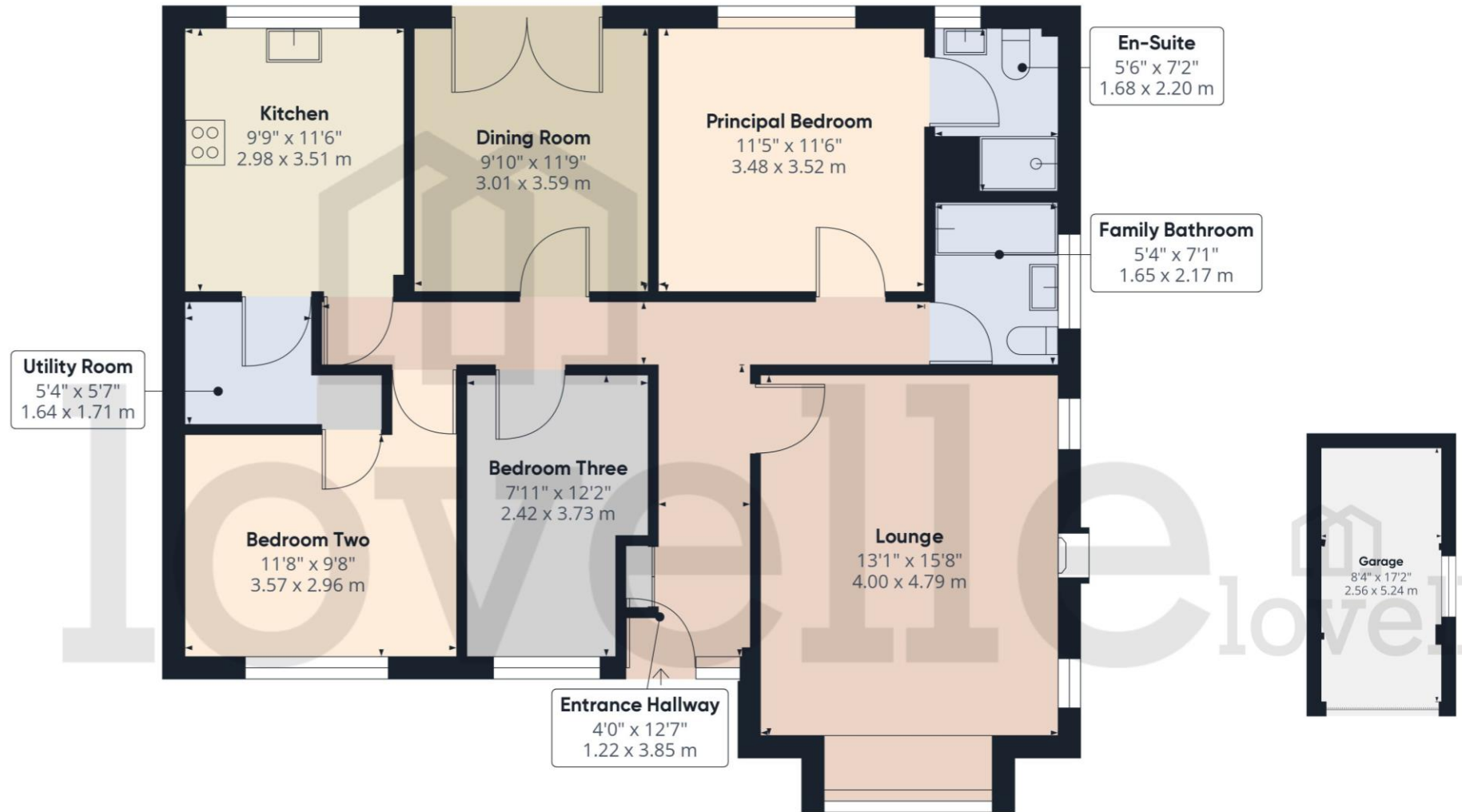
The generously proportioned accommodation invites you in through a spacious entrance hallway with doors to all principal rooms. As you make your way through, three bedrooms provide comfortable accommodations. With the principal bedroom benefitting from an en-suite, while the rest from a family bathroom. Further on you are greeted by a sizeable lounge, kitchen with adjoining utility room and a dining room overlooking the rear garden.

Outside of this bungalow is an attractive garden, predominantly laid to lawn with decorative borders and enclosed by wooden fencing. Finished with a driveway that provides off street parking and access to the detached garage.

We anticipate a high demand for this property, viewing is highly recommended!



FLOORPLAN



Orchard Close, Barrow-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band D

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		82 B
69-80	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 1.2m x 3.8m

Entered via porch through a UPVC door into a "T" shaped hallway with doors to all principal rooms and a handy storage cupboard.

LOUNGE 4m x 4.7m

Dual aspect with a box window to the front elevation and two further windows to the side elevation. Feature brick fireplace housing an electric fire acts as grounding feature to this space.

KITCHEN 2.9m x 3.5m

Range of wall and base units with contrasting work surfaces and tiled splash backs. Inset electric oven with a four ring hob and an extraction canopy over. One and a half bowl stainless steel sink and drainer with a swan neck mixer tap. Integral fridge freezer. Window to the rear elevation elevation and an archway to the utility room.

UTILITY ROOM 1.6m x 1.7m

Range of wall and base units with a contrasting work surface. Plumbing for a washing machine. Storage shelving. Half glazed UPVC door to the side elevation.

DINING ROOM 3m x 3.5m

Perfect space for entertaining family and friends. Double opening French doors to the rear garden.

PRINCIPAL BEDROOM 3.4m x 3.5m

Window to the rear elevation and door to the en-suite.

EN-SUITE 1.6m x 2.2m

White three piece suite incorporating a shower cubicle with an electric shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative ceramic tiles throughout. Window to the rear elevation.

BEDROOM TWO 3.5m x 2.9m

Window to the front elevation and a storage cupboard.

BEDROOM THREE 2.4m x 3.7m

Window to the front elevation.

FAMILY BATHROOM 1.6m x 2.1m

White three piece suite incorporating a bathtub with an electric shower over, push button WC and a vanity wash hand basin with hot and cold water taps. Decorative ceramic tiles throughout. Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Clean and simple front garden with a driveway to the side, leading to the detached garage and rear garden.

DETACHED GARAGE *2.5m x 5.2m*

Up and over door, power and lighting.

REAR ELEVATION

Wraparound garden, predominantly laid to lawn with mature shrubbery and trees adorning the boundaries. Great space for outdoor entertaining friends and family. Finished with two patio areas.

LOCATION

Barrow-upon-Humber is a highly regarded residential village, with local shops, pub, excellent recreational facilities, a pharmacy, garage, garden centre, a Primary School and Churches. Baysgarth coeducational Secondary School, situated in the market town of Barton upon Humber only a short drive away.

