



Harvest Rise, Barrow-upon-Humber, North Lincolnshire

Offers over £155,000





Key Features

- ****NO CHAIN****
- Total Floor Area: 58 Square Metres
- Kitchen Diner
- Conservatory
- Living Room
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Timber Constructed Garden Shed
- Driveway
- EPC rating C





DESCRIPTION

****NO CHAIN****

This superb home has been loved the current owners. Ideal for the first time / young family buyer.

Boasting two double bedrooms, all benefitting from a family bathroom. The ground floor invites you into the light and airy living room, while the door to the left opens up to the contemporary kitchen diner and the adjacent conservatory overlooking the rear garden. Perfect space to entertain guests and family. To complete this home is the rear garden with a paved patio, ideal for outdoor dining or relaxing and enjoying a moment to yourself.

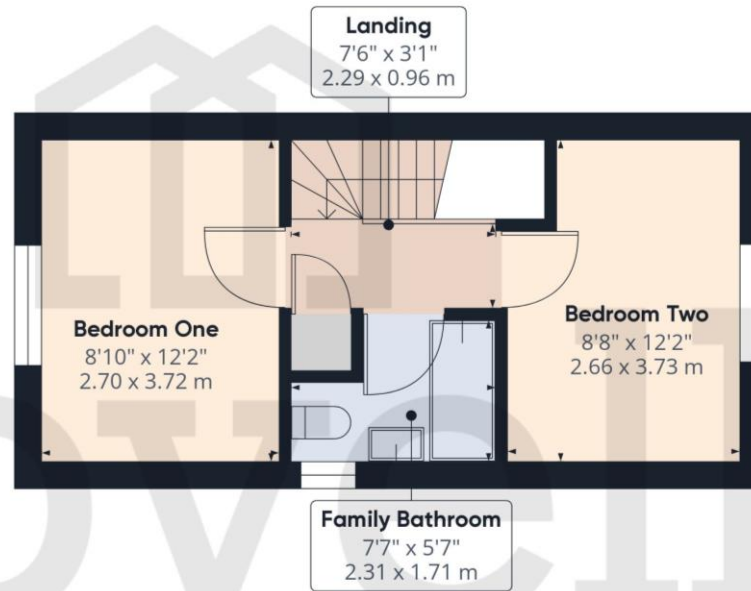
Viewing is An Absolute Must!



FLOORPLAN



Ground Floor



Floor 1

Harvest Rise, Barrow-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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.

Follow us on:



ENTRANCE

Entered through a composite door into the living room. Doors to the kitchen diner and a staircase to the first floor accommodation.

LIVING ROOM *5.1m x 3.7m*

A substantial room with a window to the front elevation flooding it with light. Finished with a contemporary wall mounted fire.

KITCHEN DINER *2.6m x 3.7m*

Range of contemporary kitchen units in a white finish with contrasting work surfaces and upstands. Black composite sink and drainer with a swan neck mixer tap. Integrated electric oven with a four ring gas hob and extraction canopy over. Plumbing for a washing machine and built in fridge freezer, dishwasher. Housing the combination boiler. Archway to the conservatory and a window to the side elevation.

CONSERVATORY *3.4m x 2.4m*

Constructed on a low rise brick wall and fully double glazed with a polycarbonate roof. Half glazed UPVC door to the rear garden.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *2.7m x 3.7m*

Window to the rear elevation.

BEDROOM TWO *2.6m x 3.7m*

Window to the front elevation.

FAMILY BATHROOM *2.3m x 1.7m*

Three piece suite incorporating a bathtub with hot and cold water taps and a shower over, pedestal wash hand basin with hot and cold water taps and a push button WC. Chrome effect towel rail radiator and decorative tiles to the wet areas. Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Fully laid with slate with a block paved driveway, making it low maintenance and offering ample off street parking for multiple vehicles, with gated access to the rear garden.

REAR ELEVATION

A private rear garden, fully enclosed by wooden fencing. Predominantly laid to slate with a patio area. Perfect to unwind and enjoy a quiet moment, or entertain family and guests. Finished with a timber constructed garden shed providing excellent storage solution.

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.

