



Malkiln Road, Barton-upon-Humber, North Lincolnshire

Offers over £230,000





Key Features

- Total Floor Area:- 108 Square Metres
- Lounge & Kitchen
- Dining Room
- Utility Room & WC
- Four Bedrooms
- Family Bathroom & En-Suite
- Integral Garage
- Driveway
- Enclosed Rear Garden
- Central Location
- EPC rating C





DESCRIPTION

Set at the edge of the town, close to local amenities and transport links, is this four bedroom detached home.

On the market looking for someone new to make it their own.

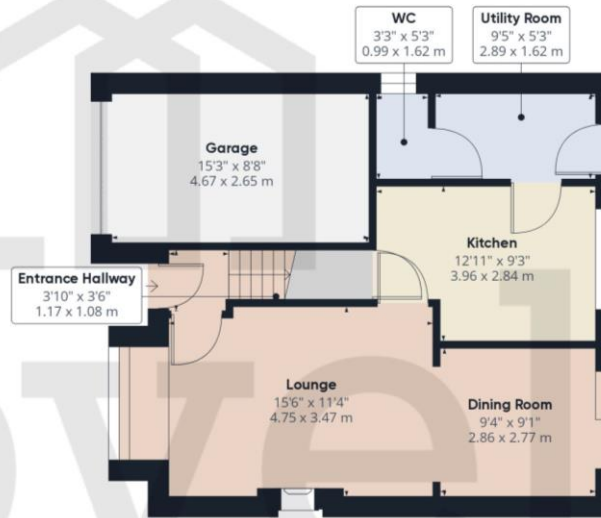
Offering deceptively spacious accommodation over two floors to include four bedrooms, a family bathroom, en-suite, welcoming lounge and dining room. Not to forget the fully equipped kitchen with adjacent utility room and WC. While the driveway provides off-street parking, and access to the integral garage and rear garden.

This property seamlessly combines convenience and practicality, making it an ideal choice for family living.

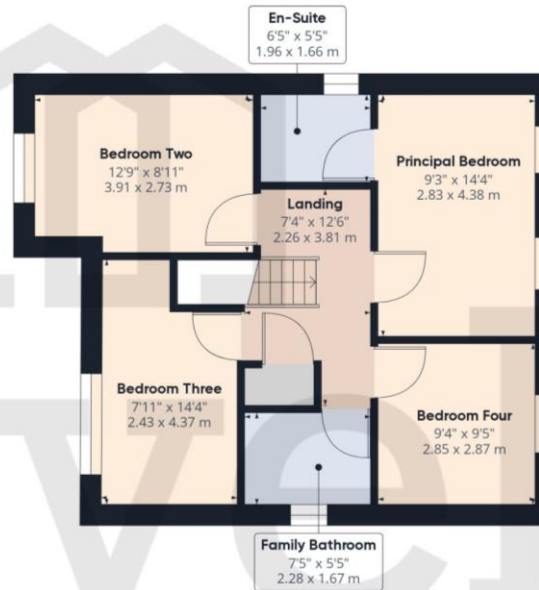
Arrange your viewing today!



FLOORPLAN



Ground Floor



Floor 1

Maltkiln Road, Barton-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	69 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 1.1m x 1m

Entered through a composite door into the hallway, door to the lounge and a staircase to the first floor accommodation.

LOUNGE 4.7m x 3.4m

Bright and airy space with a feature Adam style fireplace surround housing an open flame gas fire. Opening to the dining room and door to the kitchen and utility areas.

Bow bay window to the front elevation.

DINING ROOM 2.8m x 2.7m

Perfect room to entertain guests and family.

Sliding patio doors to the rear elevation overlooking the garden.

KITCHEN 3.9m x 2.8m

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs.

Inset double oven, four ring gas hob with extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap. Handy under stairs storage cupboard.

Window to the rear elevation and a door to the utility room.

UTILITY ROOM 2.8m x 1.6m

Range of base units with contrasting work surface. Plumbing for a washing machine and space for a tumble dryer. Housing the combination boiler.

Door to the WC and a half glazed door to the rear garden.

WC 0.9m x 1.6m

Two piece suite incorporating a low flush WC and a pedestal wash hand basin with hot and cold water taps.

Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *2.8m x 4.3m*

Two windows to the rear elevation and a door to the en-suite.

EN-SUITE *1.9m x 1.6m*

Three piece suite incorporating a bathtub with a rain shower over, push button WC and a pedestal wash hand basin. Decorative ceramic tiles throughout.

Window to the side elevation.

BEDROOM TWO *3.9m x 2.7m*

Window to the front elevation.

BEDROOM THREE *2.4m x 4.3m*

Window to the front elevation.

BEDROOM FOUR *2.8m x 2.8m*

Window to the rear elevation.

FAMILY BATHROOM *2.2m x 1.6m*

Three piece white bathroom suite incorporating a bathtub with a mixer tap and a rain shower over, low flush WC and a vanity wash hand basin with a mixer tap. Ceramic tiles to the wet areas.

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Simple front garden with mature plantings and hedging. Driveway to the side of the property, offering off street parking and access to the garage and rear garden.

INTEGRAL GARAGE 4.6m x 2.6m

Up and over door, power and lighting.

REAR ELEVATION

Fully enclosed rear garden. Predominantly laid to lawn with a delightful patio area. Perfect for relaxing or entertaining guests. Finished with a timber constructed garden shed.

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!

