



Chapel Lane, Barton-upon-Humber, North Lincolnshire

£140,000

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lovelle





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## Key Features

- Total Floor Area:- 97 Square Metres
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Rear Courtyard
- Central Town Location
- Close to Transport Links
- Charming Period Property
- EPC rating D









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## DESCRIPTION

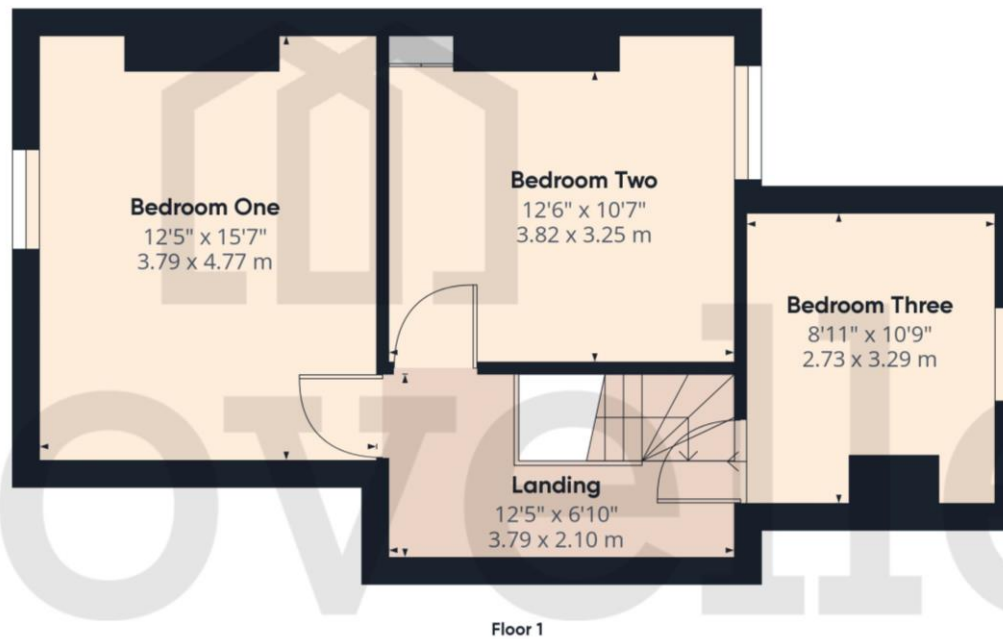
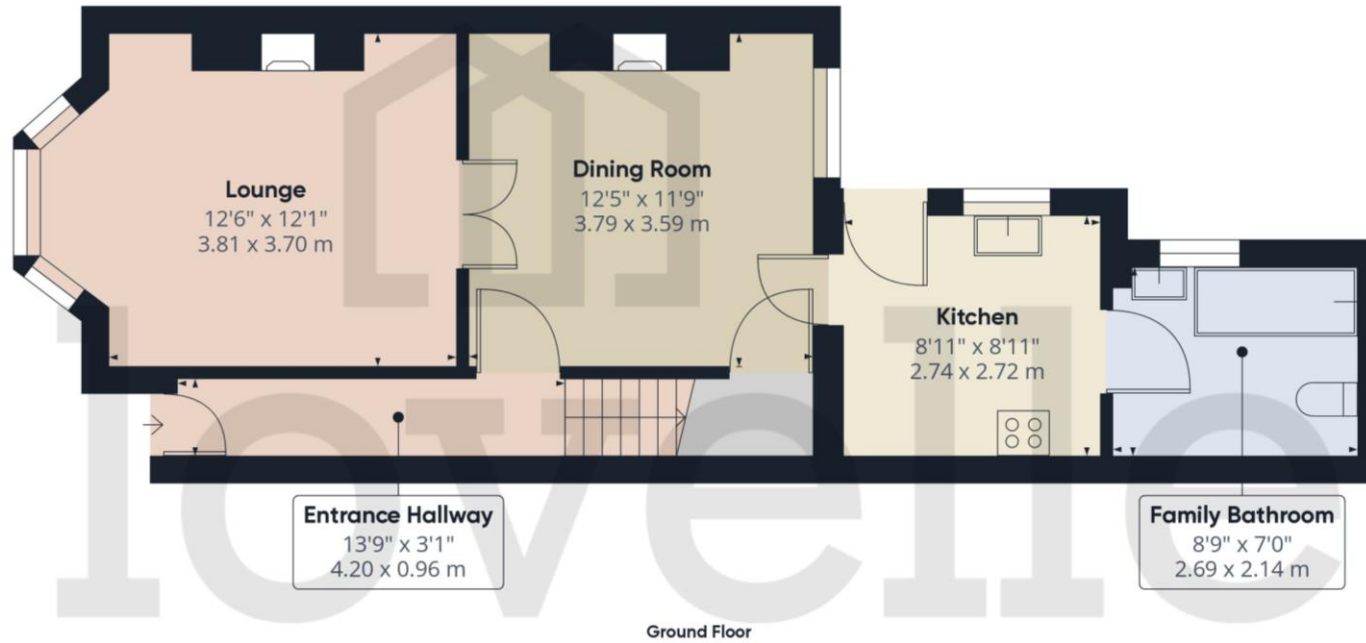
Nestled in the picturesque town of Barton Upon Humber, is this delightful two storey home. Exuding charm and modern comfort.

As you enter into the bright hallway, a spacious dining room with the adjacent lounge welcome you. Perfect for intimate gatherings or hearty family meals. Not to forget the fully equipped kitchen and the modern family bathroom, adding convenience and versatility to the property. Continuing, the first floor offers three generously sized bedrooms. And finished with a fully enclosed rear courtyard. Just wonderful.

Viewing of this home is highly recommended!



## FLOORPLAN





## Chapel Lane, Barton-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.lovell.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	65 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** 4.2m x 0.9m

Entered through a UPVC door into the hallway with doors leading to the dining room and stairs to the first floor accommodation.

**DINING ROOM** 3.7m x 3.5m

Feature tiled fireplace housing an open flame fire. Window to the rear elevation and double opening doors to the lounge.  
Handy under stairs storage cupboard.

**LOUNGE** 3.8m x 3.7m

Feature tiled fireplace housing an open flame fire. Walk in bay window to the front elevation flooding this room with light.

**KITCHEN** 2.7m x 2.7m

Range of wall and base units with contrasting work surfaces. Free standing electric cooker with a four ring hob. Stainless steel sink and drainer with hot and cold water taps. Plumbing for a washing machine and housing the combination boiler.  
Window and a half glazed wooden door to the side elevation.

**FAMILY BATHROOM** 2.6m x 2.1m

Three piece bathroom suite incorporating a bathtub with hot and cold water taps and a rain shower over, push button WC and a pedestal wash hand basin with hot and cold water taps. Tiles to the wet areas and a window to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** *3.7m x 4.7m*

Window to the front elevation.

**BEDROOM TWO** *3.8m x 3.2m*

Window to the rear elevation.

**BEDROOM THREE** *2.7m x 3.2m*

Window to the front elevation.

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

Low maintenance front garden, predominantly laid to slate with mature plantings and a decorative low rise brick wall. Gated shared access to the rear of the property.

**REAR ELEVATION**

Fully enclosed low maintenance rear courtyard.

**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!



