



Bradwell Close, Barton-upon-Humber, North Lincolnshire

From £165,000







## Key Features

- Immediate 'Exchange of Contracts' Available
- Sold via 'Secure Sale'
- **\*\*NO CHAIN\*\***
- Total Floor Area:- 77 Square Metres
- Living Room & Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Conservatory & Private Garden
- Detached Garage
- EPC rating D









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## DESCRIPTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000

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

At Bradwell Close you will find a homely detached bungalow nestled in a peaceful neighbourhood. It features two bedrooms, a spacious bathroom, warm and snug living room and a fabulous kitchen with its own dining room enhancing the sense of comfort and luxury.

Further on there is a bright conservatory, double glazed with French doors leading to a pleasantly landscaped garden. The dining room is spacious, making it perfect for entertaining guests while the functional kitchen is a chef's delight. Not to forget the living room featuring an elegant Adam-style fireplace, perfect for cozy evenings. Once you have finished exploring this bungalow, you find yourself in the rear garden. Boasting a generously-sized detached garage, ensuring secure off-street parking or additional storage.

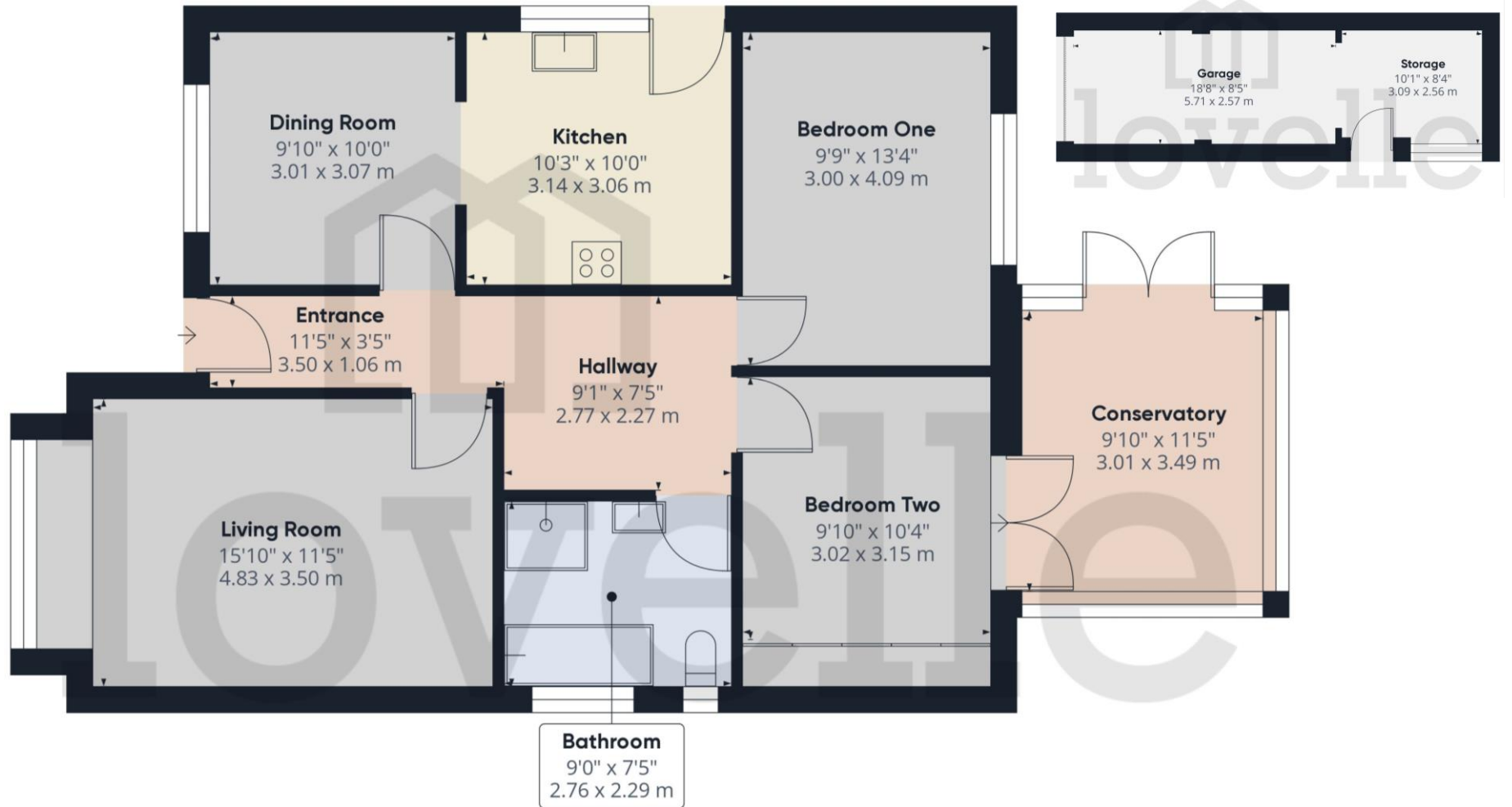
Staying at this property lets you enjoy the convenience of nearby amenities; Tesco and Lidl Superstores are a quick drive away for your grocery needs, Baysgarth School is available for quality education, the Barton-upon-Humber train station ensures easy commutes and Starbucks provides your daily caffeine fix.

Experience the perfect blend of private and city living at this enviable location. Don't miss out on this fantastic opportunity!

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



## FLOORPLAN



## Bradwell Close, 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		83 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.

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**ENTRANCE** 3.5m x 2.2m

Entered through a UPVC door into a spacious hallway. Doors to all principal rooms.

**LIVING ROOM** 4.8m x 3.5m

Bright and airy room with a bow bay window to the front elevation flooding it with light.

Feature Adam Style fireplace surround housing an open flame gas fire. Perfect for cold Winter evenings.

**KITCHEN** 3.1m x 3m

Range of wall and base units in an ivory finish with contrasting work surfaces and decorative tiled splash backs. White composite one and a half bowl sink and drainer with a swan neck mixer tap. Inset electric double oven, four ring gas hob with extraction canopy over and plumbing for a washing machine.

Window and a half glazed door to the side elevation.

Archway to the dining room, merging these two spaces, creating the perfect setting to entertain guests and family.

**DINING ROOM** 3m x 3m

Spacious and comfortable are two words to describe this room. Finished with a matching sideboard and space for an American style fridge.

Window to the front elevation, overlooking the garden.



**BEDROOM ONE** *3m x 4m*

Fitted bedroom furniture incorporating three wardrobes with shelving.  
Window to the rear elevation.

**BEDROOM TWO** *3m x 3.1m*

Fitted bedroom furniture incorporating four wardrobes with shelving.  
Double opening French doors to the conservatory.

**BATHROOM** *2.7m x 2.2m*

Four piece bathroom suite incorporating a walk in shower cubicle with a rain shower over, freestanding bathtub with massage jets and a shower attachment, push button WC and a wall mounted wash hand basin. Chrome effect towel rail radiator and ceramic tiles throughout.  
Two windows to the side elevation.

**CONSERVATORY** *3m x 3.4m*

Built on a low rise brick wall, double glazed with a polycarbonate roof.  
Double opening French doors to the rear garden and patio.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Substantial front garden with a driveway offering ample off street parking and access to the garage and rear of the property. Mature trees and shrubbery provide screening and privacy from surrounding properties.

### **DETACHED GARAGE 5.7m x 2.5m**

Up and over door, power and lighting.

### **REAR ELEVATION**

Delightful rear garden. Fully enclosed by wooden fencing and mature trees, shrubbery. Lovely patio area provides the perfect space to entertain or enjoy a moment to yourself.

While the steps take you to a hidden seating area overlooking the delightful lawn.

## **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!



### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

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Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

**Legal Pack**

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

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Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



