



Haven Road, Barton-upon-Humber, North Lincolnshire

£125,000



  
lovelle



## Key Features

- Total Floor Area:- 52 Square Metres
- Quiet Cul-De-Sac
- Contemporary Kitchen
- Living Room
- Conservatory
- Two Bedrooms
- Family Bathroom
- Allocated Parking
- Private Enclosed Garden
- Close To Public Transport Links
- EPC rating C





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## DESCRIPTION

Situated on the quiet cul-de-sac of Haven Road, is this terraced home. Ready for someone new to put their own mark on it.

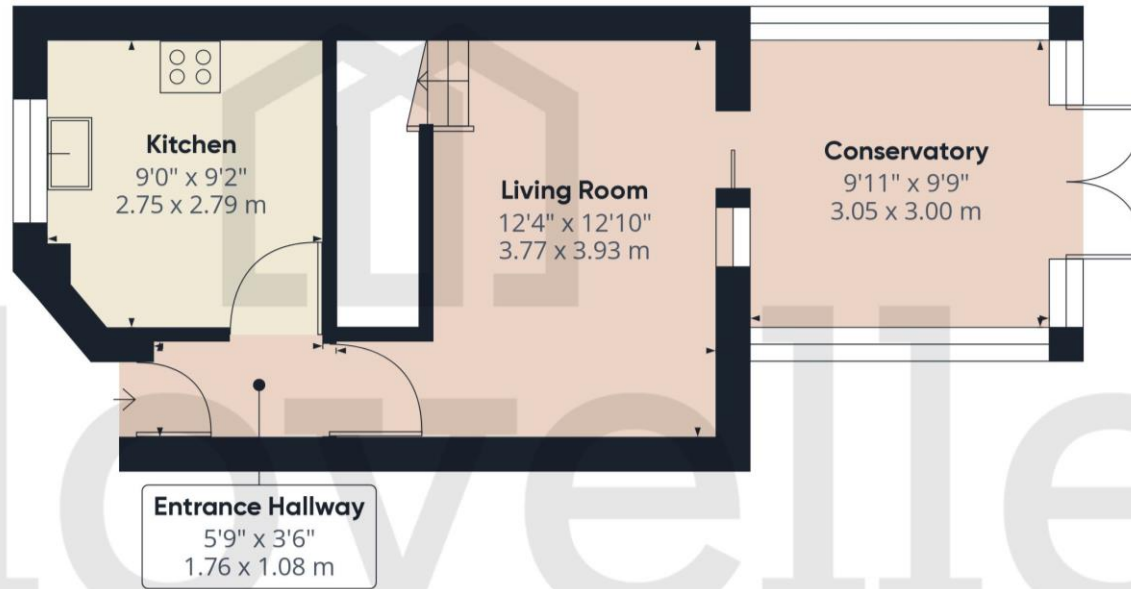
The deceptively spacious accommodation includes a light and airy living room with an adjacent conservatory, overlooking the rear garden, and bridging the gap between indoors and outdoors. Great space to receive or entertain guests and family. Further on the fully equipped kitchen finishes off the ground floor. While the first floor offers two good sized bedrooms and a family bathroom.

While the attractive rear garden makes it stand out from the rest. Fully laid with artificial lawn, making it low maintenance and with gated access to the front of the property and allocated parking.

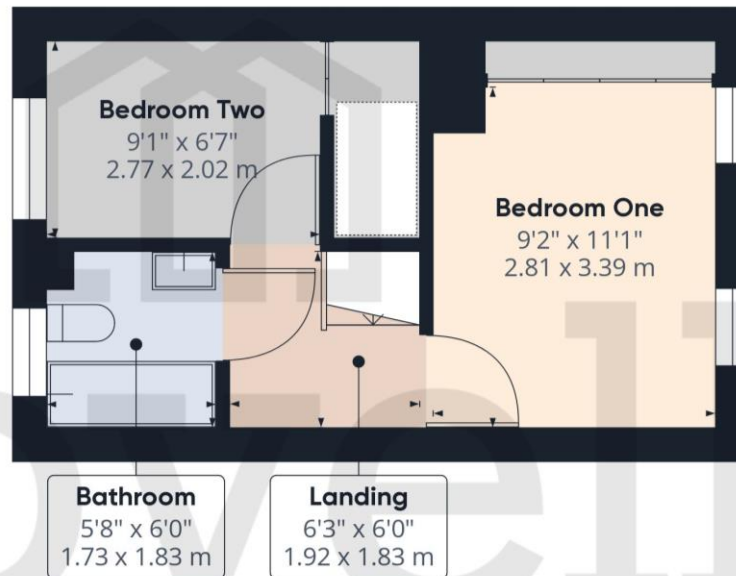
VIEWING IS HIGHLY RECOMMENDED!



**FLOORPLAN**



Ground Floor



Floor 1

## Haven Road, 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.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		90 B
69-80	C	74 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** *1.7m x 1m*

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

**KITCHEN** *2.7m x 2.7m*

Range of wall and base units in a white gloss finish with contrasting work surfaces and tiled splash backs. Inset electric oven and a four ring gas hob with extraction canopy over. Plumbing for a washing machine and space for two under counter appliances. Stainless steel sink and drainer with a swan neck mixer tap. Window to the front elevation.

Housing the combination boiler.

**LIVING ROOM** *3.7m x 3.9m*

Bright and airy room with sliding patio doors taking you to the conservatory. Great space to entertain guests and family.

Staircase to the first floor accommodation.

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

Fully double glazed with a polycarbonate roof and double opening French doors to the rear gardens' patio. Perfect to enjoy the views.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** *2.8m x 3.3m*

Fitted bedroom furniture incorporating a wardrobe and shelving.  
Two windows to the rear elevation.

**BEDROOM TWO** *2.7m x 2m*

Window to the front elevation and a storage cupboard.

**FAMILY BATHROOM** *1.7m x 1.8m*

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

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

Low maintenance front garden, fully laid with gravel.  
Allocated parking to the front of the property.

**REAR ELEVATION**

Fully enclosed private garden with feather board fencing providing privacy from the surrounding properties. Laid with artificial lawn with a charming seating area.

A timber constructed garden shed and gated access to the front of the property finishes off this lovely garden.

**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!

