



Hedgerow Close, Barrow-upon-Humber, North Lincolnshire

Offers over £260,000





Key Features

- Total Floor Area:- 91 Square Metres
- Lounge
- Kitchen Diner
- Sunroom
- Utility Room
- Downstairs WC
- Three Bedrooms
- En-Suite & Family Bathroom
- Driveway & Integral Garage
- Enclosed Rear Garden
- EPC rating D





DESCRIPTION

Nestled on a quiet cul-de-sac is this three bedroom property. On the market looking for new owners to put their own stamp on it.

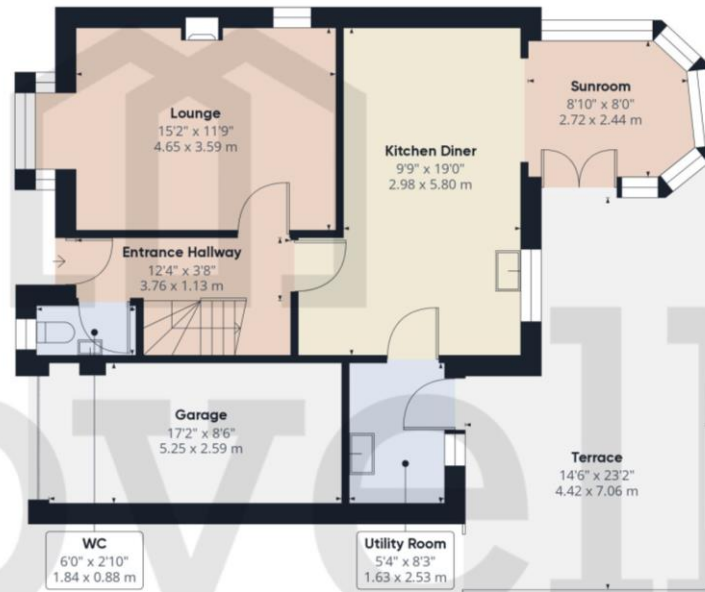
Approaching this property, you are greeted by a spacious front garden with an ample driveway and a manicured lawn. Once inside, the bright lounge invites you in with a feature Inglenook fireplace and a walk in bay window, flooding the space with light. Further on the contemporary kitchen diner with adjacent sunroom create the perfect space for the full family or receiving guests and friends. Or to enjoy the views over the garden. Not to forget the utility room and downstairs WC, adding functionality and convenience to this home. All while the first floor offers three bedrooms with the principal bedroom having its very own en-suite, while the rest are benefitting from a family bathroom.

Finishing this property, is the rear garden. Fully enclosed and fully laid to lawn with mature trees and shrubbery adorning the boundary. All while the spacious terrace makes it the perfect space to relax and unwind in.

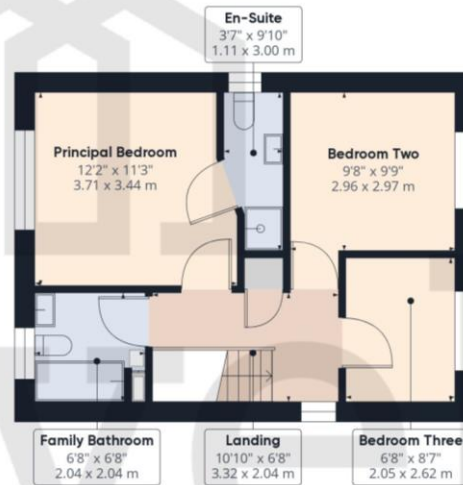
Call us to arrange your viewing today!



FLOORPLAN



Ground Floor



Floor 1

Hedgerow Close, Barrow-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

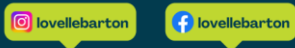
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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		
69-80	C		80 C
55-68	D	67 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 3.7m x 1.1m

Entered through a glazed UPVC door into the hallway with doors to all principal rooms and a staircase leading to the first floor accommodation.

LOUNGE 4.6m x 3.5m

Bright room with a walk in bay window to the front elevation and a feature brick Inglenook fireplace.

KITCHEN DINER 2.9m x 5.8m

Range of wall and base units in a dove grey finish with contrasting quartz work surfaces and upstands. Inset electric double oven and a four ring induction hob. Integral dishwasher, fridge freezer and a double stainless steel sink and drainer with a swan neck mixer tap. Window to the rear elevation and a door to the utility room.

Finished with a delightful breakfast bar area and an opening to the sunroom.

SUNROOM 2.7m x 2.4m

Fully double glazed with a solid roof and double opening French doors to the terrace. Great space to receive or entertain guests and family.

UTILITY ROOM 1.6m x 2.5m

Range of wall and base units in a dove grey finish with contrasting quartz work surfaces and upstands. Plumbing for a washing machine and space for a tumble dryer. Inset stainless steel sink with a swan neck mixer tap.

Half glazed UPVC door and a window to the rear elevation.

WC 1.8m x 0.8m

Two piece suite incorporating a push button WC and a wall mounted wash hand basin with a mixer tap.

Window to the front elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *3.7m x 3.4m*

Window to the front elevation and a door to the en-suite.

EN-SUITE *1.1m x 3m*

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a wall mounted wash hand basin with a mixer tap.
Decorative ceramic tiles throughout and a chrome effect towel rail radiator.
Window to the side elevation.

BEDROOM TWO *2.9m x 2.9m*

Window to the rear elevation.

BEDROOM THREE *2m x 2.6m*

Window to the rear elevation.

FAMILY BATHROOM *2m x 2m*

Three piece bathroom suite incorporating a "P" shaped bathtub with an electric shower over, push button WC and a pedestal wash hand basin with a mixer tap.
Decorative ceramic tiles throughout.
Window to the front elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Spacious front garden with a manicured lawn and mature shrubbery. Block paved driveway offering ample off street parking and access to the integral garage and the rear garden.

INTEGRAL GARAGE 5.2m x 2.5m

Roller door, power and lighting.

REAR ELEVATION

Fully enclosed rear garden, surrounded by wooden fencing, mature trees and shrubbery. Offering privacy from the surrounding properties. Predominantly laid to lawn with a delightful terrace, covered by a pergola, perfect space to unwind in and entertain family and friends.

TERRACE 4.4m x 7m

Timber construction.

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.

