



Western Drive, Barton-upon-Humber, North Lincolnshire

£290,000

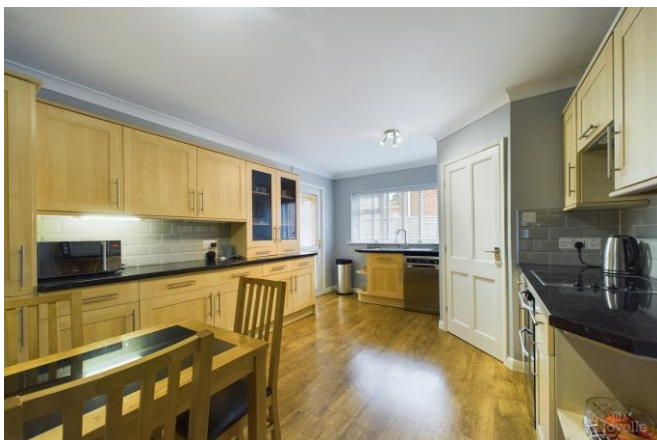




lovelle

## Key Features

- Total Floor Area: 127 Square Metres
- Extended Detached Bungalow
- Stood Proudly in Circa 0.13 of an Acre
- Kitchen & Dining Room
- Lounge & Music Room
- Conservatory
- Three Bedrooms
- Stylish Bathroom & Utility Room
- Private Rear Garden
- Garage & Driveway
- EPC rating D





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## DESCRIPTION

Enjoying a sizeable plot situated on the desirable location of Western Drive, off Westfield Road, is this immaculate detached bungalow. Having been loved and upgraded by the current owners, the property is ready for someone new to make it their own.

The spacious accommodation includes a light and airy open plan lounge and dining room, welcoming in to enjoy the views the garden. Not to forget the adjacent music room, to withdraw and enjoy a moment to yourself. Continuing further, the sliding patio doors reveal the conservatory, flooded with light and the perfect space to receive and entertain guests. After exploring the sizeable conservatory, you are presented with a fully equipped kitchen and a handy utility room. Finished with three double bedrooms, all benefitting from a stylish family bathroom.

Attractive gardens surround the property, mainly laid to lawn with decorative borders, mature shrubbery and colourful plantings. A private driveway provides off street parking and access to the garage.

VIEWING HIGHLY RECOMMENDED!



## FLOORPLAN



## Western Drive, 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		
69-80	C		79 C
55-68	D	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.

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**ENTRANCE** 4.5m x 1.3m

Entered via a composite door into the hallway with doors to all principal rooms.

**KITCHEN** 3.6m x 4.8m

Comprehensive range of wall and base units with contrasting work surfaces and tiled splash backs. Inset double electric oven and a four ring hob with an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap. Built in fridge freezer and plumbing for a dishwasher. Window to the side elevation, glazed UPVC door to the conservatory and a door to the handy utility room.

**UTILITY ROOM** 1.2m x 1.6m

Minimal range of wall and base units with a contrasting work surface. Plumbing for a washing machine and housing the combination boiler.

**OPEN PLAN:** 8m x 3.7m

**DINING ROOM**

Quaint and cosy room to entertain guests and family. Grounded by a feature Adam style fireplace surround housing an electric stove. Archway to the lounge.

**LOUNGE**

Bright and airy room perfect to enjoy with your family or friends. A "picture" window to the rear elevation offers spectacular views of the garden. Door to the music room.

**MUSIC ROOM** 3.7m x 3m

Quiet room to withdraw to and enjoy a moment to yourself. Finished with built in wardrobes providing extra storage. Sliding patio doors to the conservatory.

**CONSERVATORY** 3.5m x 4.2m

Constructed on a low rise brick wall and fully double glazed with a polycarbonate roof. Offering views of the rear garden and excellent for relaxing in or entertaining guests. Double opening French doors to the patio area.



**BEDROOM ONE** *3.3m x 3.6m*  
Window to the front elevation.

**BEDROOM TWO** *2.3m x 3.6m*  
Window to the front elevation.

**BEDROOM THREE** *2.2m x 3.6m*  
Window to the side elevation.

**FAMILY BATHROOM** *1.8m x 3.6m*

A stylish bathroom suite incorporating a double ended bathtub with a mixer tap, corner shower cubicle with a shower over, push button WC and a vanity wash hand basin. Towel rail radiator and decorative tiles throughout.

Window to the side elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

A low maintenance front garden, predominantly laid to slate with a driveway to the side and a decorative brick wall. Access to the garage and ample off street parking for multiple vehicles.

### **REAR ELEVATION**

A substantial rear garden, predominantly laid to lawn with a paved patio and a timber summerhouse at the end of the garden with a decking area. Fully enclosed by wooden fencing, mature trees and shrubbery offering privacy from the surrounding properties. While the plantings provide colour to the garden. Finished with a timber constructed garden shed.

### **GARAGE** *5.8m x 2.8m*

Up and over door, power and lighting.

## **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!

