



Brigg Road, Barton-upon-Humber, North Lincolnshire

£325,000





lovelle

Key Features

- ****NO CHAIN****
- Total Floor Area: 135 Square Metres
- Plot Size 0.2 Acres
- Lounge & Dining Room
- Breakfast Room & Kitchen
- Utility Room, WC & Pantry
- Three Bedrooms
- Family Bathroom & Shower Room
- Detached Garage & Driveway
- Rear and Front Gardens
- EPC rating D





DESCRIPTION

****NO CHAIN****

Occupying a prominent position on an elevated plot is this fabulous, semi detached family home. On the market with no chain, looking for new owners to turn it into their forever home.

This home has been loved by the current owners and this generously proportioned accommodation includes three bedrooms, with all benefitting from a family bathroom and a further shower room.

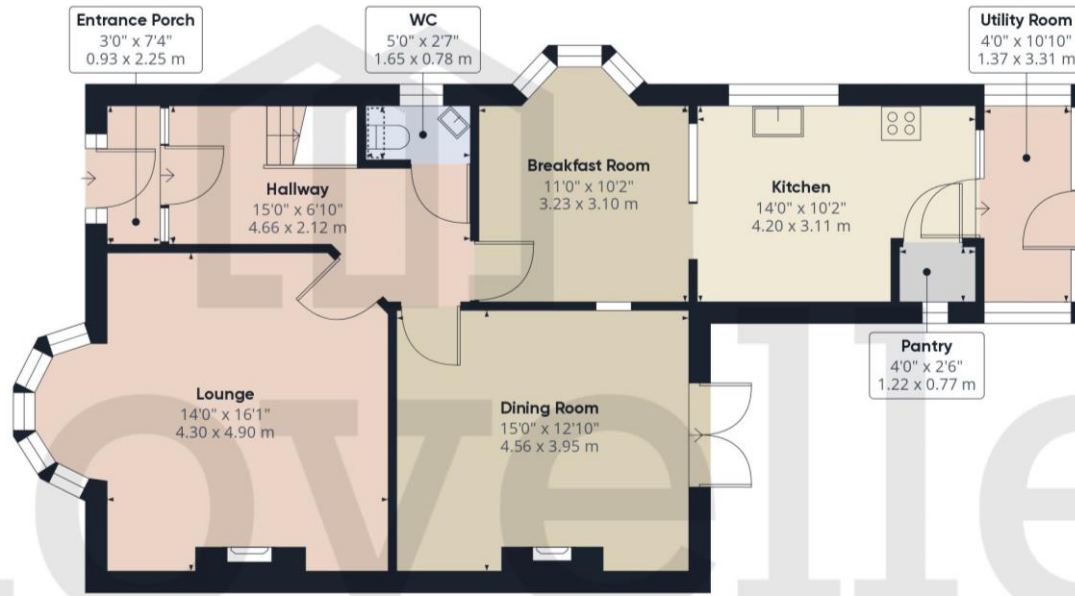
As you explore deeper a lovely lounge and its adjacent dining room create a perfect space to entertain or receive guests or enjoy some time to yourself. Further on there is a fully equipped kitchen with a breakfast room and not to forget the utility room, WC and the pantry. Adding versatility, convenience and old world charm to the property.

Once you have finished inside, it is time for the outside. A terraced garden with mature trees adorning the boundary, creating a haven of nature and providing privacy from the surrounding properties. Predominantly laid to lawn with steps down leading to the patio area. Perfect to entertain guests and enjoy this fabulous space. Finished with colourful plantings with access to the garage and driveway.

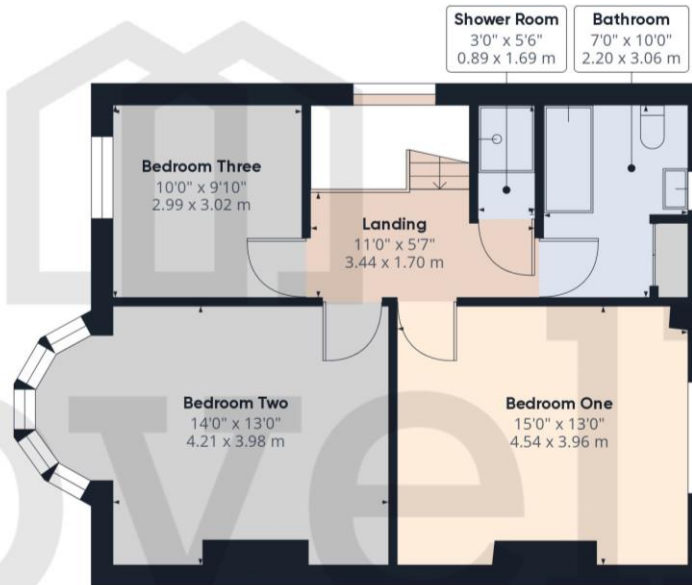
VIEWING HIGHLY RECOMMENDED!



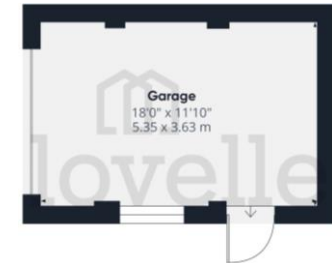
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Brigg Road, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band B

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 | 58 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 AND HALLWAY 4.6m x 2.1m

Entered through a wooden door via porch into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Finished with a handy under stairs storage cupboard.

LOUNGE 4.3m x 4.9m

Bright and light room with an Adam style fireplace surround housing an open grate marble fire. Adding a grounding feature to this room. Walk in bay window to the front elevation.

DINING ROOM 4.5m x 3.9m

Quaint room with a feature Adam style fireplace surround housing an open grate fire, not to forget the serving hatch adding whimsical charm to this space.

Double opening French doors to the patio area.

WC 1.6m x 0.7m

Two piece suite incorporating a low flush WC and a corner mounted wash hand basin with hot and cold water taps. Window to the side elevation.

BREAKFAST ROOM 3.2m x 3.1m

Great space to enjoy morning meals or dine with family. Bay window to the side elevation floods this room with light. Archway to the kitchen.

KITCHEN 4.2m x 3.1m

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Composite sink and drainer with a swan neck mixer tap. Free standing four ring electric cooker with a double oven and an extraction canopy over. Plumbing for a dishwasher and space for a tall fridge freezer. Dual aspect with windows to the rear and side elevation. Door to the pantry and a UPVC half glazed stable door to the utility room.

PANTRY 1.2m x 0.7m

Storage shelving. Window to the side elevation.

UTILITY ROOM 1.3m x 3.3m

Base unit with contrasting work surfaces. Plumbing for a washing machine and further two spaces for a tumble dryer and an extra appliance. Fully double glazed with a polycarbonate roof and a door to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *4.5m x 3.9m*

Window to the rear elevation.

BEDROOM TWO *4.2m x 3.9m*

Walk in bay window to the front elevation.

BEDROOM THREE *2.9m x 3m*

Window to the front elevation.

FAMILY BATHROOM *2.2m x 3m*

Three piece bathroom suite incorporating a bathtub with a mixer tap, pedestal wash hand basin with hot and cold water taps and a low flush WC. Decorative tiles to the wet areas and a handy storage cupboard.

Window to the rear elevation.

SHOWER ROOM *0.8m x 1.6m*

Shower cubicle with a shower over. Waterproof panelling throughout.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Beautiful front garden, enclosed by a decorative low rise brick wall and mature shrubbery adding privacy to this property. Predominantly laid to lawn with a block paved driveway leading to the detached garage and access to the rear of the property.

DETACHED GARAGE 5.3m x 3.6m

Up and over door, power and lighting.

REAR ELEVATION

Fully enclosed, terraced rear garden with an extended patio area, perfect for outdoor entertaining family and guests. Predominantly laid to lawn with mature trees, shrubbery and colourful plantings offering privacy and surrounding you in haven of nature.

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!

BROADBAND TYPE

Standard- 18 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - likely,
Indoors - limited,
Available - EE, Three, O2, Vodafone.

