



Welton Close, Barton-upon-Humber, North Lincolnshire

Offers over £210,000




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Key Features

- ****NO CHAIN****
- Total Floor Area:- 51 Square Metres
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Fully Enclosed Rear Garden
- Detached Garage
- Driveway
- Close to Local Amenities
- EPC rating D





DESCRIPTION

****NO CHAIN****

At Welton Close you will find this detached bungalow nestled in a peaceful neighbourhood. It features two bedrooms, family bathroom, cosy living room and a fully equipped kitchen.

To the front of the property is a generously sized detached garage, offering secure off street parking together with the ample driveway. Finished with a fully enclosed rear garden with views of the humber bridge.

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 and the Barton-upon-Humber train station ensures easy commutes.

Do not hesitate and book your viewing today.



FLOORPLAN



Welton Close, 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		88 B
69-80	C		
55-68	D	64 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 *0.9m x 1.2m*

Entered through a composite door with sidelights via a porch into the living room.

LIVING ROOM *3.6m x 4.3m*

Feature Adam style fireplace adding a touch of contemporary style to this space.

Dual aspect having a window to the side elevation and a bay window to the front elevation.

KITCHEN *3.3m x 2.5m*

Range of wall and base units in a sage finish with contrasting work surfaces and tiled splashbacks. Integrated dishwasher and plumbing for a washing machine. Inset electric oven with a four ring gas hob and an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap.

Window to the front elevation and a half glazed UPVC door to the side elevation.

BEDROOM ONE *3.6m x 3m*

Window to the rear elevation.

BEDROOM TWO *3.3m x 2.7m*

Window to the rear elevation.

BATHROOM *1.7m x 2m*

Three piece bathroom suite incorporating a "P" shaped bathtub with an electric shower over and a mixer tap, vanity wash hand basin with a mixer tap and a push button WC.

Chrome effect towel rail radiator and decorative tiles throughout.

Window to the side elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Low maintenance frontage, predominantly laid to gravel with a driveway to the side, leading to the garage and offering ample off street parking. Finished with mature plantings and access to the rear of the property.

DETACHED GARAGE 2.5m x 5m

Up and over door. Power and lighting.

REAR ELEVATION

Fully enclosed rear garden, predominantly laid to lawn with a seating area. Surrounded by mature shrubbery and plantings. Perfect for outdoor entertaining guests and family.

Finished with a timber constructed summer house and a garden shed.

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- 13 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.

