



Marsh Lane, Barton-upon-Humber, North Lincolnshire

Offers over £150,000





lovelle

Key Features

- ****NO CHAIN****
- Total Floor Area:- 58 Square Metres
- Living Room
- Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Detached Garage
- EPC rating D





DESCRIPTION

****NO CHAIN****

This detached bungalow is ideal for those looking for their first home, to add to their property portfolio, or those looking to downsize.

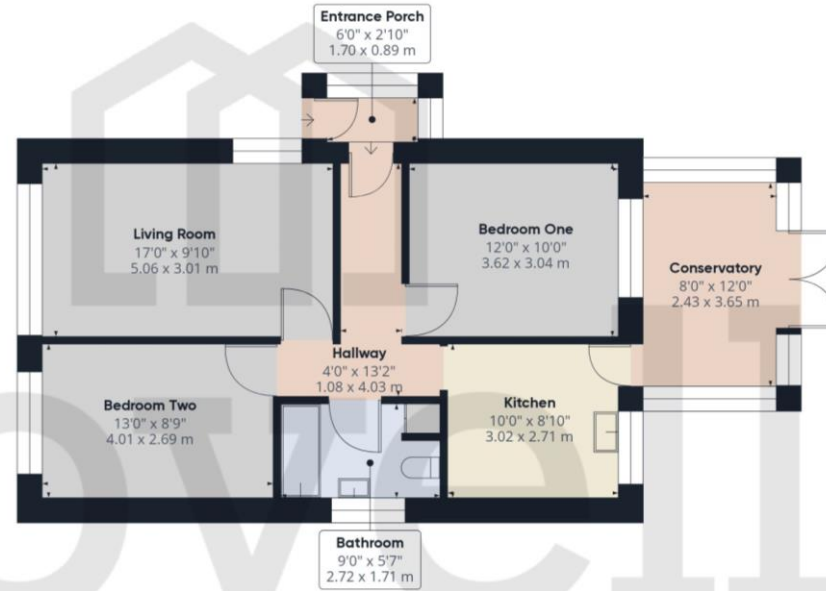
Boasting well proportioned accommodation to include a living room, kitchen with its adjoining conservatory overlooking the rear garden and two bedrooms, all benefiting from a family bathroom.

Outside, there is a substantial, enclosed rear garden. Fully block paved making it low maintenance. Finished with a detached garage and a driveway.

Do not miss an opportunity to acquire this home!



FLOORPLAN



Ground Floor Building 1



Ground Floor Building 2

**Marsh Lane, 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

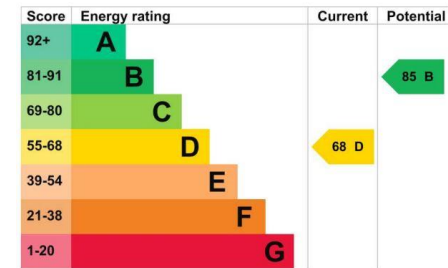
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SKB Estates Limited T/A Lovelle Estate Agency

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.



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 *1m x 4m*

Entered through a UPVC door via double glazed porch into the hallway. Doors to all principal rooms.

LIVING ROOM *5m x 3m*

Bright and airy room with a bow bay window to the front elevation and a further window to the side elevation flooding the room with light. Great space for the family to enjoy.

KITCHEN *3m x 2.7m*

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Stainless steel sink and drainer with hot and cold water taps. Space for a freestanding cooker, extraction canopy over. Plumbing for a washing machine and space for further under counter appliances. Housing the combination boiler. Half glazed door to the conservatory. Great space to entertain guests and family. Window to the rear elevation.

CONSERVATORY *2.4m x 3.6m*

Fully double glazed with a polycarbonate roof. Patio doors to the rear garden.

BEDROOM ONE *3.6m x 3m*

Window to the rear elevation.

BEDROOM TWO *4m x 2.6m*

Window to the front elevation.

BATHROOM *2.7m x 1.7m*

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

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Simple front garden, predominantly laid to lawn with a block paved driveway to the side offering ample off street parking and access to the rear of the property.

REAR ELEVATION

Enclosed by fencing and mature shrubbery. Fully block paved making it low maintenance. Finished with a detached garage.

DETACHED GARAGE *7.3m x 4.3m*

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!

BROADBAND TYPE

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 76 Mbps (download speed), 18 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

