



Palmer Lane, Barrow-upon-Humber, North Lincolnshire

£200,000



  
lovelle







## Key Features

- Total Floor Area:- 62 Square Metres
- Kitchen
- Living Room
- Conservatory
- Two Bedrooms
- Shower Room
- Spacious Driveway
- Detached Garage
- Enclosed Rear Garden
- EPC rating D









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## DESCRIPTION

Located in the sought after village of Barrow upon Humber, within walking distance of local amenities, is this superb detached bungalow. Ready for new owners to move in and put their own stamp on it.

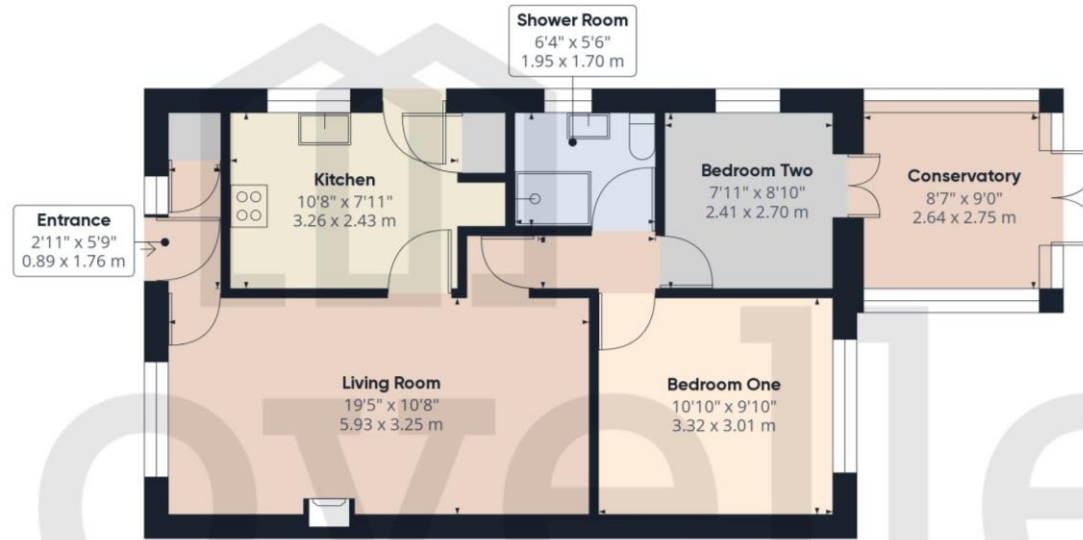
The generously proportioned accommodation invites you in through a lovely entrance hallway with a door to the bright living room. As you make your way through, two bedrooms provide comfortable accommodations while the conservatory offers a peaceful place to relax. Further on you are greeted by a fully equipped kitchen and a modern shower room.

Outside of this bungalow are attractive front and rear gardens, predominantly laid to lawn with decorative borders, colourful plantings and fully enclosed. Finished with a driveway that provides off street parking and access to the detached garage.

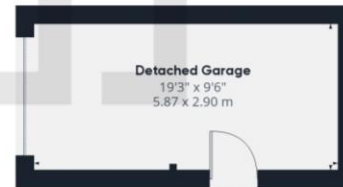
We anticipate a high demand for this property, viewing is highly recommended!



## FLOORPLAN



Ground Floor Building 1



Ground Floor Building 2

## Palmer Lane, Barrow-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		83 B
69-80	C		
55-68	D	56 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** 0.8m x 1.7m

Entered through a composite door with a sidelight into the hallway with doors to the living room and a storage cupboard.

**LIVING ROOM** 5.9m x 3.2m

"Picture" window to the front elevation and doors to all principal rooms. Finished with an electric stove, for those cold winter evenings.

**KITCHEN** 3.2m x 2.4m

Range of wall and base units with contrasting work surfaces and panelling to the walls. Inset double oven with a four ring gas hob and an extraction canopy over. White composite sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for a tall fridge freezer. Storage cupboard housing the water tank.

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



**BEDROOM ONE** *3.3m x 3m*

Window to the rear elevation overlooking the garden.

**BEDROOM TWO** *2.4m x 2.7m*

Window to the side elevation and double opening French doors to the conservatory.

**CONSERVATORY** *2.6m x 2.7m*

Built on a low rise brick wall and fully double glazed with an insulated roof. French doors to the garden, creating a perfect space to entertain or receive guests in.

**SHOWER ROOM** *1.9m x 1.7m*

Three piece suite incorporating a walk in shower cubicle with a shower over, pedestal wash hand basin with a mixer tap and a low flush WC. Decorative tiles throughout and a chrome effect towel rail radiator.

Window to the side elevation.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Spacious front garden with an ample driveway, surrounded by fencing and mature trees and shrubbery. Offering parking for multiple vehicles and leading to the detached garage and rear garden.

**DETACHED GARAGE 5.8m x 2.9m**

Up and over door, power and lighting. Side personnel door.

**REAR ELEVATION**

Predominantly laid to lawn and fully enclosed by wooden fencing with mature shrubbery adorning the boundaries. Great space for outdoor entertaining friends and family. Finished with two patio areas.

**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.



**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), 220 Mbps (upload speed).

**MOBILE COVERAGE**

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

