



Sandpiper Way, Barton-upon-Humber, North Lincolnshire

Offers over £195,000

 3  2  1


lovelle



Key Features

- ****NO CHAIN****
- Total Floor Area: 84 Square Metres
- Recently Refurbished
- Living Room
- Kitchen Diner
- Downstairs WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden & Driveway
- End of a Cul-De-Sac
- EPC rating C





DESCRIPTION

****NO CHAIN****

Sandpiper Way is set in an attractive development of stylish and charming properties. The development benefits from a play area for children and views of The Humber Bridge.

Hiding away at the end of Sandpiper Way is this beautiful terraced three bedroom property. This home has been recently refurbished by the current owners, offering tastefully styled accommodation, presented to an impeccable standard, that would appeal to the modern day family buyer or anyone looking to downsize.

As you approach, you are greeted by a lovely front garden, clean and simple, with plenty of parking for multiple vehicles.

Once you step inside, the charming hallway invites you to explore deeper. The door to the right opens to the downstairs WC, while the door to the left takes you to the bright living room and kitchen diner which features French doors taking you out to the rear garden and patio. Just wonderful!

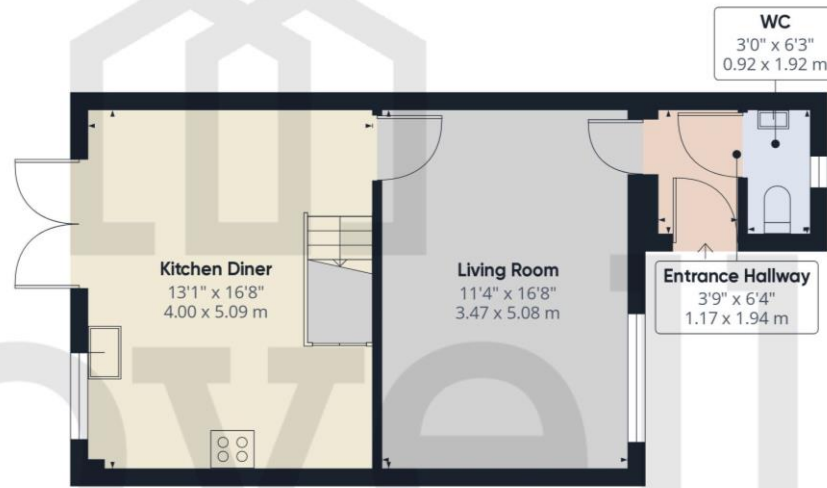
While the first floor offers three bedrooms and a modern family bathroom. With the principal bedroom benefitting from an en-suite shower room.

By the time you have finished admiring this home, you find yourself in the rear garden. Fully enclosed with a manicured lawn and a delightful patio area, ideal for outdoor entertaining.

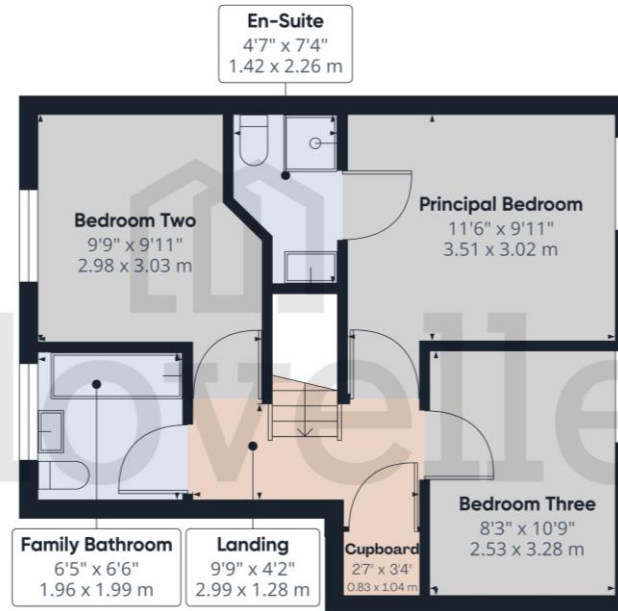
VIEWING IS A MUST!



FLOORPLAN



Ground Floor



Floor 1

Sandpiper Way, 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	75 C	
55-68	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.

Follow us on:



ENTRANCE 1.1m x 1.9m

Entered through a composite door into the hallway. Doors to the living room and downstairs WC.

WC 0.9m x 1.9m

White two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap. Window to the side elevation.

LIVING ROOM 3.4m x 5m

Clean and stylish space with a "picture" window to the front elevation, flooding the room with light. Door to the kitchen diner.

KITCHEN DINER 4m x 5m

Range of wall and base units in a gloss grey finish with contrasting work surfaces, upstands and under cabinet lighting. Inset electric oven and a four ring induction hob with an extraction canopy over. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Integrated dishwasher, plumbing for a washing machine and space for a tall fridge freezer. Housing the combination boiler. Window and double opening French doors to the patio area and rear garden. Finished with a dining area and a handy under stairs storage cupboard.

FIRST FLOOR ACCOMMODATION:

LANDING 2.9m x 1.2m

A handy cupboard (0.8m x 1m) adding extra storage, access to the loft.

PRINCIPAL BEDROOM 3.5m x 3m

Window to the front elevation. Door to the en-suite.

EN-SUITE 1.4m x 2.2m

White three piece suite incorporating a shower cubicle with a shower over, round wash hand basin with a mixer tap and a push button WC. Decorative waterproof panelling to the wet areas.

BEDROOM TWO 2.9m x 3m

Window to the rear elevation.

BEDROOM THREE 2.5m x 3.2m

Window to the front elevation.

FAMILY BATHROOM 1.9m x 1.9m

Modern three piece suite incorporating a bathtub with shower over and a mixer tap, vanity wash hand basin with a mixer tap and a push button WC. Decorative waterproof panelling to the wet areas and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

A simple and predominantly laid to lawn front garden. With two block paved parking spaces providing ample off street parking. Gated access to the rear of the property.

REAR ELEVATION

Enclosed by feather board fencing with a lovely patio area. Great space to unwind in or entertain your family and friends. Not to forget the manicured lawn and the composite garden shed with 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- 15 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.

