



Overton Court, Barton-upon-Humber, North Lincolnshire

Offers over £140,000





lovelle

Key Features

- ****NO CHAIN****
- Total Floor Area:- 99 Square Metres
- Central Location
- Kitchen
- Dining Room
- Lounge
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Off-street parking
- EPC rating C





DESCRIPTION

****NO CHAIN****

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

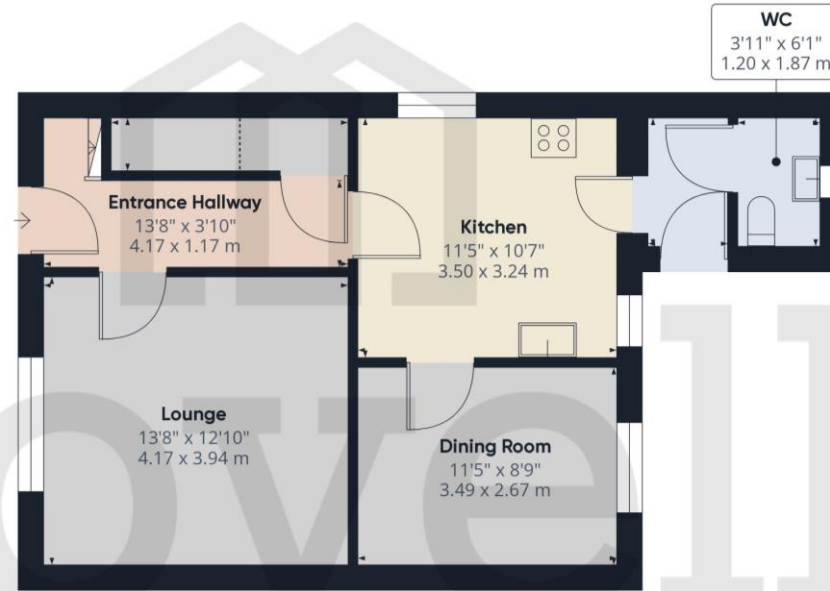
Boasting well proportioned accommodation to include a charming lounge, functional and fully equipped kitchen with the adjoining dining room and a handy downstairs WC. Perfect space for the full family to enjoy or entertain guests and friends in. While the first floor offers three bedrooms with a family bathroom.

Outside, there is a spacious enclosed rear garden with a patio area and a driveway providing ample off street parking.

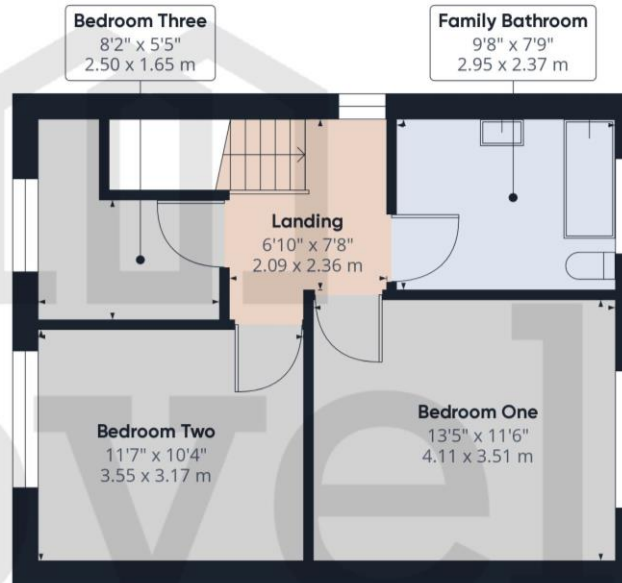
VIEWING IS ESSENTIAL!



FLOORPLAN



Ground Floor



Floor 1

Overton Court, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

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		82 B
69-80	C	69 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 4.1m x 1.1m

Entered through a half glazed UPVC door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Finished with a handy under stairs cupboard.

LOUNGE 4.1m x 3.9m

Window to the front elevation and an Adam style fireplace surround housing an electric fire sitting on a tiled hearth.

KITCHEN 3.5m x 3.2m

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Inset electric oven and a five ring gas hob with an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and further spaces for under counter appliances.

Window to the rear elevation and doors to the dining room and WC.

DINING ROOM 3.4m x 2.6m

Bright and airy room with an Adam style fireplace surround housing an electric fire sitting on a tiled hearth.

Window to the rear elevation.

WC 1.2m x 1.8m

Two piece suite incorporating a push button WC and a pedestal wash hand basin with hot and cold water taps. Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *4.1m x 3.5m*

Window to the rear elevation.

BEDROOM TWO *3.5m x 3.1m*

Window to the front elevation.

BEDROOM THREE *2.5m x 1.6m*

Window to the front elevation.

FAMILY BATHROOM *2.9m x 2.3m*

White three piece bathroom suite incorporating a bathtub with a shower over and a mixer tap, push button WC and a pedestal wash hand basin.

Decorative tiles to the wet areas and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Minimal front garden, fully paved with gated access to the rear of the property and driveway.

REAR ELEVATION

Fully enclosed rear garden by wooden fencing and brick walls. Predominantly laid to lawn with a driveway and finished with a delightful patio area.

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.

