



Pasture Road, Barton-upon-Humber, North Lincolnshire

Offers over £130,000



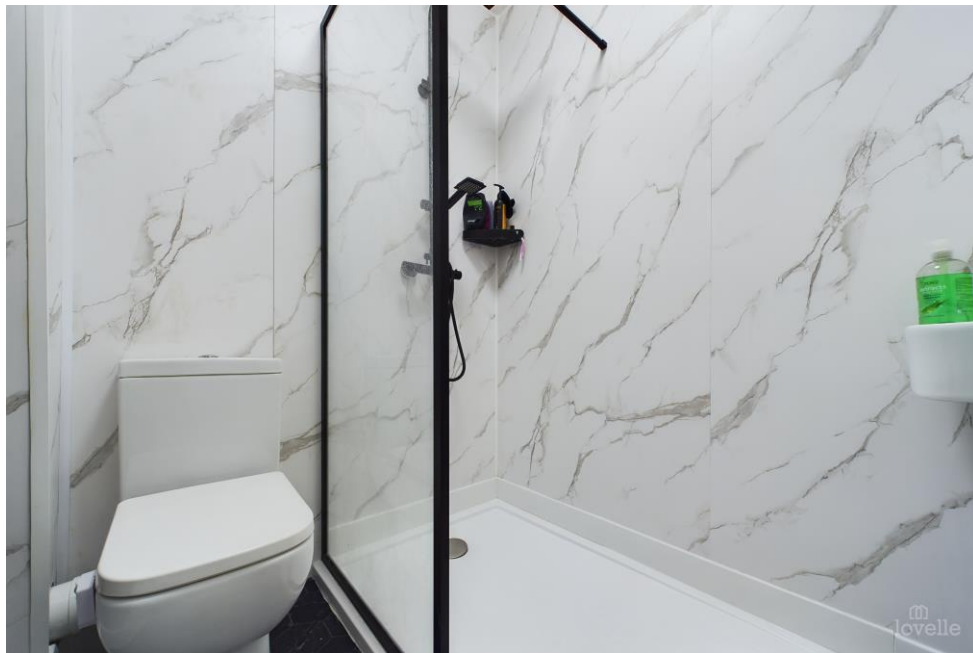

lovelle



Key Features

- ****NO CHAIN****
- Total Floor Area:- 66 Square Metres
- Lounge
- Dining Room
- Kitchen
- Two Double Bedrooms
- En-Suite & Bathroom
- Courtyard & Rear Garden
- Close to Transport Links
- EPC rating D





DESCRIPTION

****NO CHAIN****

This traditional terraced 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 lounge and a fabulous dining room with exposed brick feature walls. Not to forget the fully equipped galley style kitchen overlooking the courtyard and the rear garden. While the first floor offers two double bedrooms with one benefitting from an en-suite shower room and the other from a family bathroom.

Outside, there is a low maintenance courtyard and a rear garden. Fully enclosed by fencing and making it feel quiet and private.

Shared access that leads to the rear of the house and neighbouring properties.

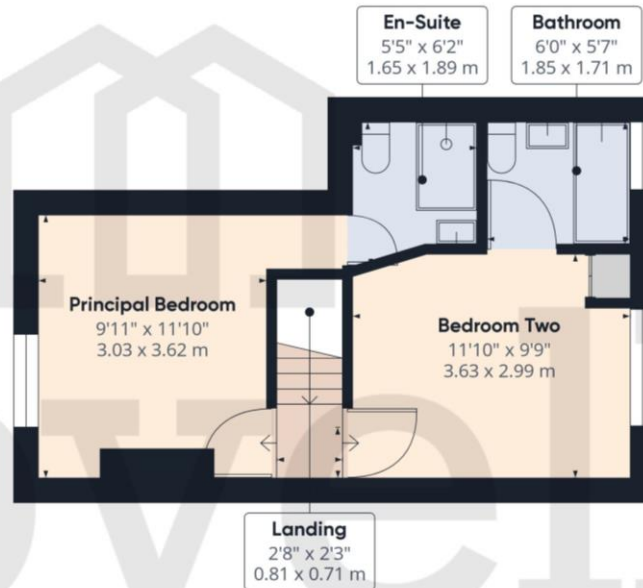
VIEWING IS ESSENTIAL!



FLOORPLAN



Ground Floor



Floor 1

Pasture Road, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

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		84 B
69-80	C		
55-68	D	59 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 1.2m*

Entered through a wooden glazed door into the lounge via porch. Archway to the dining room and a staircase to the first floor accommodation.

LOUNGE *4m x 3.5m*

Spacious room with a feature exposed brick wall, adding rustic charm to this property.
Window to the front elevation.

DINING ROOM *3.6m x 3.5m*

Bright and airy room with a feature exposed brick wall and inset decorative shelves. Opening to the kitchen and a UPVC glazed door with a sidelight to the rear elevation.

KITCHEN *4.3m x 1.4m*

Range of wall and base units in a cream finish with contrasting work surfaces and decorative tiled splash backs. Stainless steel one and a half bowl sink and drainer with a mixer tap. Inset electric oven and a four ring halogen hob. Plumbing for a washing machine and further spaces for under counter appliances.

Dual aspect with windows to the side and rear elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *3m x 3.6m*

Window to the front elevation and a door to the en-suite.

Decorative panelling to the walls.

EN-SUITE *1.6m x 1.8m*

Modern three piece suite incorporating a walk in shower cubicle with a rain shower over, push button WC and a wall mounted wash hand basin with a mixer tap.

Decorative waterproof panelling throughout and a towel rail radiator.

BEDROOM TWO *3.6m x 2.9m*

Window to the rear elevation. Built in storage cupboard and door to the bathroom.

BATHROOM *1.8m x 1.7m*

Three piece bathroom suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin with hot and cold water taps. Ceramic tiles throughout and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Charming front garden, partially enclosed by a low rise brick wall. Predominantly laid to lawn with a concrete walkway leading to the house and shared access to the rear.

REAR ELEVATION

Lovely rear courtyard and garden with shared access between properties. Fully enclosed by wooden fencing making it private and secluded. Great for outdoor entertaining family and guests.

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 - 80 Mbps (download speed), 20 Mbps (upload speed).

MOBILE COVERAGE

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

