



Westfield Road, Barton-upon-Humber, North Lincolnshire

£145,000




lovelle



Key Features

- Total Floor Area:- 103 Square Metres
- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Loft
- Courtyard
- Private Rear Garden
- Central Town Location
- EPC rating D





DESCRIPTION

This charming terraced home is waiting for new owners to put their own stamp on it.

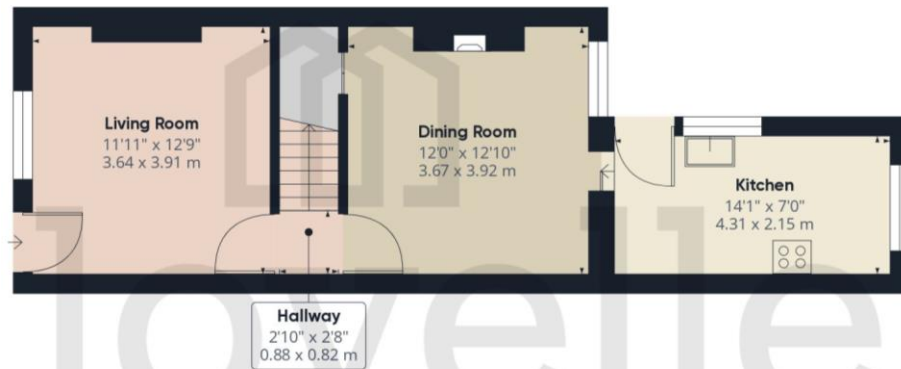
Once inside, this deceptively spacious home offers great accommodation over three floors. Including a bright and airy living room and spacious dining room with an adjacent fully equipped kitchen. Perfect space to relax or entertain guests and family in. Further on the first floor offers three bedrooms, all benefitting from a family bathroom. Not to forget the loft, adding extra storage to the property.

As you finish exploring this home, you find yourself in the rear garden. Vast space with multiple "garden rooms" and a quaint courtyard. Fully enclosed and surrounded by colourful plantings. Finished with brick outbuildings, adding versatility to the property.

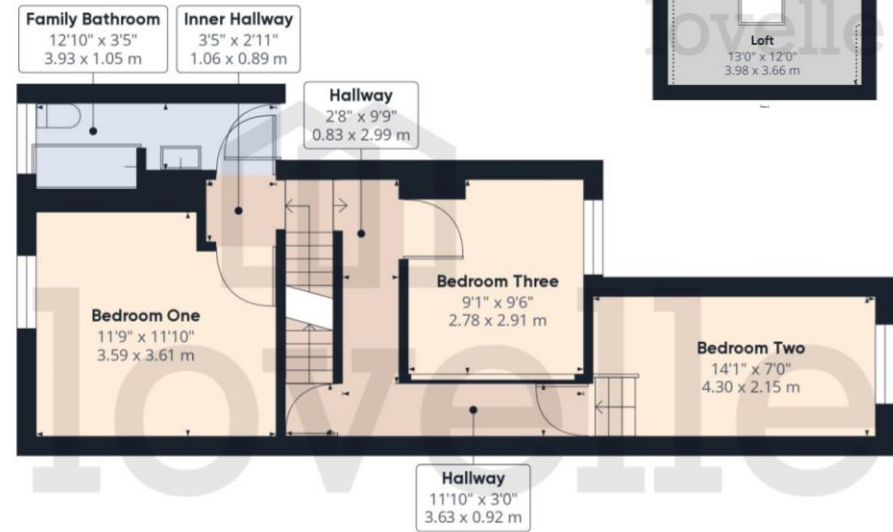
Viewing of this home is a must!



FLOORPLAN



Ground Floor



Floor 1

Westfield 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		
69-80	C		77 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

Entered through a composite door into the living room.

LIVING ROOM *3.6m x 3.9m*

Quaint room with a feature Adam style fireplace surround, housing an electric fire. Perfect for cold winter evenings. Window to the front elevation, door to the dining room and a staircase to the first floor accommodation.

DINING ROOM *3.6m x 3.9m*

Feature brick fireplace surround, housing a cast iron stove. A grounding feature to this space. Window to the rear elevation overlooking the courtyard and a door to the kitchen. Finished with a handy under stairs cupboard.

KITCHEN *4.3m x 2.1m*

Range of wall and base units with contrasting work surfaces and tiled splash backs. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Inset double oven and a four ring gas hob with extraction canopy over. Space for a tall fridge freezer, plumbing for a washing machine and space for a further under counter appliance. Dual aspect with a window to the rear elevation and a further window and a half glazed UPVC door to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *3.5m x 3.6m*

Window to the front elevation.

BEDROOM TWO *4.3m x 2.1m*

Window to the rear elevation.

BEDROOM THREE *2.7m x 2.9m*

Window to the rear elevation.

FAMILY BATHROOM *3.9m x 1m*

Three piece suite incorporating a bathtub with an electric shower over, push button WC and a wall mounted wash hand basin with a mixer tap. Towel rail radiator and decorative ceramic tiles to the wet areas.

Window to the front elevation and a handy storage cupboard.

SECOND FLOOR ACCOMMODATION:

LOFT *3.9m x 3.6m*

Fully boarded with a roof window to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Minimalistic front garden, surrounded by a low rise brick wall and fully laid to slate for ease of maintenance. Shared access to the rear of the properties.

REAR ELEVATION

Substantial rear garden, fully enclosed by wooden fencing and mature trees and shrubbery. Offering privacy from the surrounding properties. Divided into multiple garden rooms - a quiet seating area, manicured lawn and a secluded courtyard. Perfect for someone who enjoys nature and gardening. Finished with brick outbuildings offering extra storage and versatility to the property.

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 - 74 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

