



Danson Close, Barton-upon-Humber, North Lincolnshire

Offers over £250,000





lovelle



## Key Features

- **\*\*NO CHAIN\*\***
- Recently Refurbished
- Total Floor Area:- 71 Square Metres
- Lounge Diner
- Kitchen
- Three Bedrooms
- WC
- Bathroom
- Enclosed Rear Garden
- Detached Garage
- EPC rating D







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## DESCRIPTION

**\*\*NO CHAIN\*\***

This recently refurbished detached bungalow is ideal for those looking to downsize.

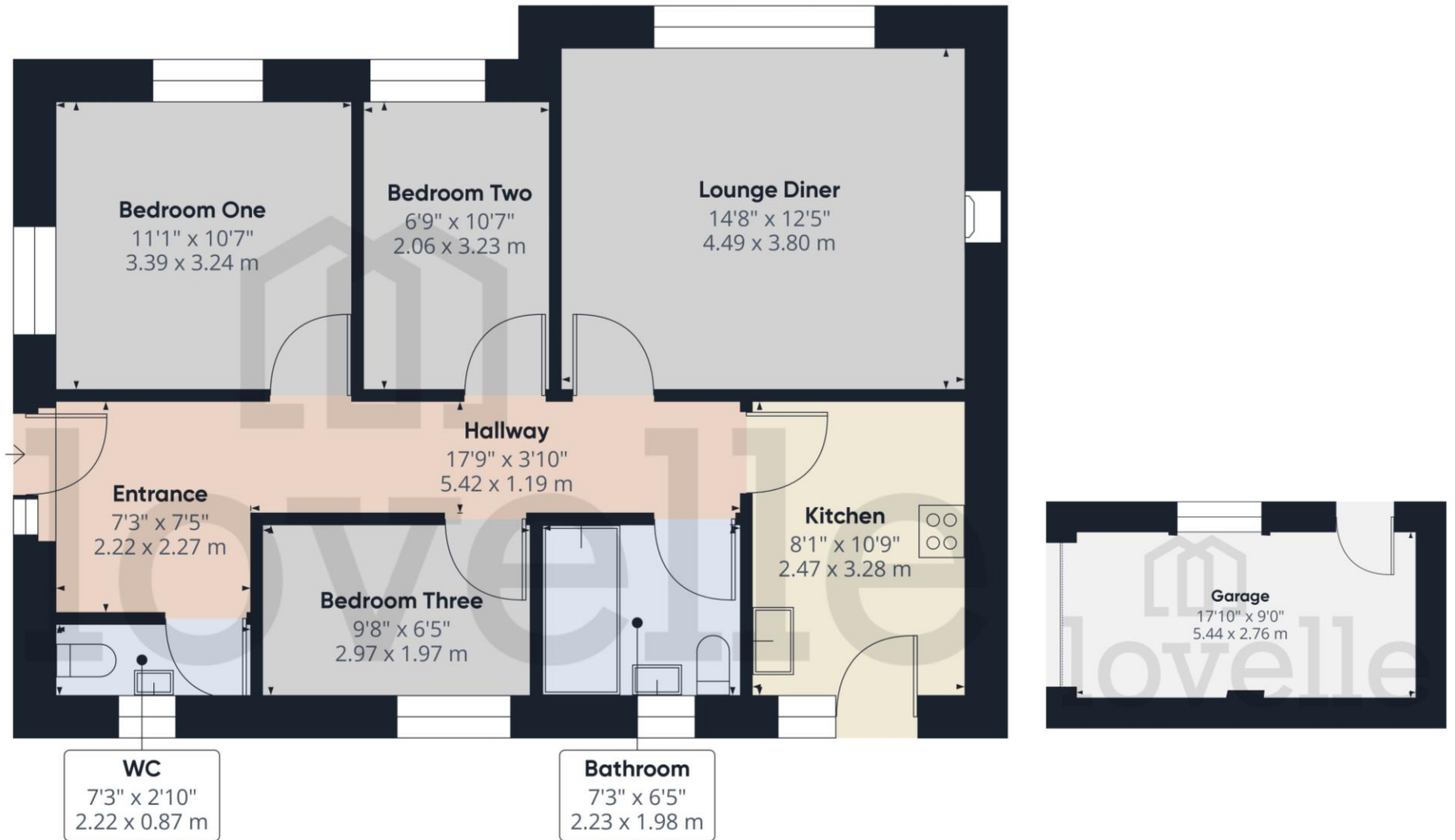
Boasting well proportioned accommodation to include a lounge diner with an adjacent fully equipped kitchen. Continuing on, there are three bedrooms, all benefiting from a family bathroom. Not to forget the convenient WC.

Outside, there is a substantial wraparound garden with a paved patio. Finished with a detached garage and a driveway offering off street parking.

Do not miss an opportunity to acquire this home!



## FLOORPLAN



Ground Floor Building 1

## Danson close, 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		83 B
69-80	C		
55-68	D	62 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** 2.2m x 2.2m

Entered through a UPVC door with a sidelight into the hallway. Doors to all principal rooms.

**LOUNGE DINER** 4.4m x 3.8m

Bright and airy room with a "picture" window to the side elevation flooding the room with light. Great space for the family to enjoy. Finished with an Adam style fireplace surround housing an open grate fire.

**KITCHEN** 2.4m x 3.2m

Range of wall and base units with contrasting work surfaces. Grey composite sink and drainer with a swan neck mixer tap. Inset electric oven, four ring gas hob with an extraction canopy over. Plumbing for a washing machine and space for a tall fridge freezer. Housing the combination boiler. Half glazed door and a window to the side elevation.

**WC** 2.2m x 0.8m

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



**BEDROOM ONE** 3.3m x 3.2m

Dual aspect with windows to the front and side elevation.

**BEDROOM TWO** 2m x 3.2m

Window to the side elevation.

**BEDROOM THREE** 2.9m x 1.9m

Window to the side elevation.

**BATHROOM** 2.2mx 1.9m

Three piece bathroom suite incorporating a double ended bathtub with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Chrome effect towel rail radiator and decorative waterproof panelling to the wet areas.

Window to the side elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Minimalistic front garden, predominantly laid to lawn with a concrete driveway offering ample off street parking and access to the detached garage and rear of the property.

### **DETACHED GARAGE** *5.4m x 2.7m*

Up and over door, power and lighting.

### **REAR ELEVATION**

Enclosed by fencing and brick walls. Predominantly laid to lawn with a paved 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- 14 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 73 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.

