



Dam Road, Barton-upon-Humber, North Lincolnshire

£135,000



  
lovelle



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## Key Features

- Total Floor Area:- 88 Square Metres
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Downstairs WC
- Two Double Bedrooms
- Bathroom
- Enclosed Rear Garden
- Driveway
- EPC rating D





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## DESCRIPTION

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

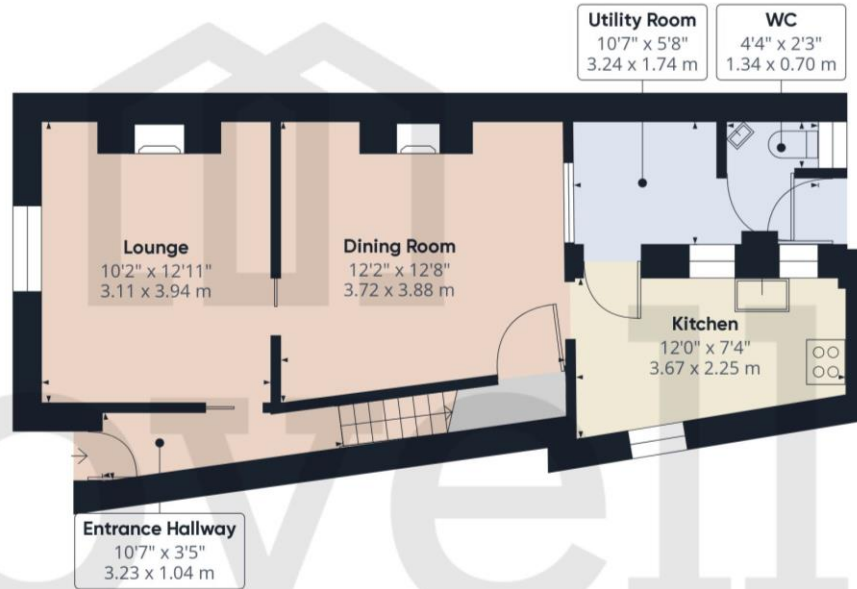
Approaching this home, you are greeted by sizeable driveway to the side. Once inside you are presented with a cosy lounge and an adjacent dining room, great space to entertain or receive guests in. Not to forget the kitchen, utility room and the downstairs WC adding versatility and convenience to the property. While the first floor offers two double bedrooms with both benefitting from a family bathroom.

Outside, there is a fully enclosed rear garden with shared access for a neighboring property. Divided into multiple areas with seating, adorned with mature plantings and laid to lawn and gravel, creating a fantastic space for entertainment.

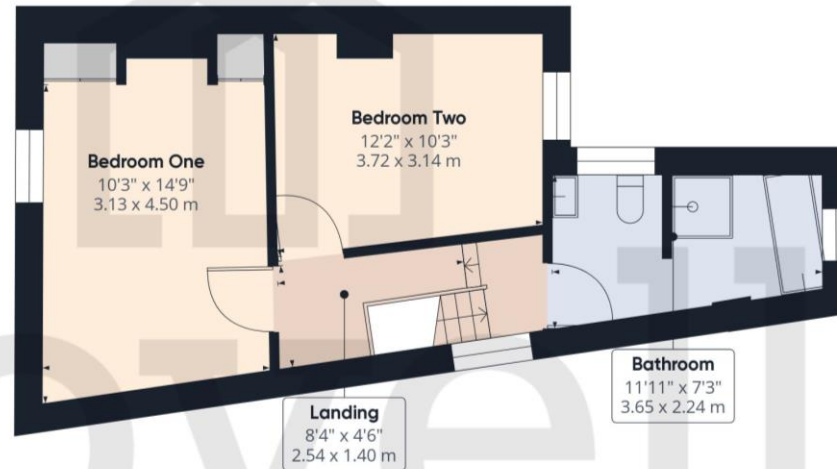
VIEWING IS ESSENTIAL!



## FLOORPLAN



Ground Floor



Floor 1

## Dam 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		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** 3.2m x 1m

Entered through a composite door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

**LOUNGE** 3.1m x 3.9m

Cosy room with a feature log burner, perfect for those cold winter evenings.  
Window to the front elevation and an archway to the dining room.

**DINING ROOM** 3.7m x 3.8m

Bright and airy room with an open fireplace, adding rustic charm to this space. Finished with a handy under stairs storage and built in cupboards.  
Opening to the kitchen and a window to the rear elevation.

**KITCHEN** 3.6m x 2.2m

Range of wall and base units in a cream finish with contrasting work surfaces, upstands and decorative tiled splash backs. Inset Belfast sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring gas hob with an extraction canopy over. Space for a tall fridge freezer.  
Dual aspect with windows to the side elevations and a door to the utility areas.

**UTILITY ROOM** 3.2m x 1.7m

Wall unit and a work surface. Plumbing for a washing machine and space for further under counter appliances.  
Half glazed stable door to the rear elevation.

**WC** 1.3m x 0.7m

Two piece suite incorporating a push button WC and a corner mounted wash hand basin.  
Window to the rear elevation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** *3.1m x 4.5m*

Window to the front elevation and two built in storage cupboards.

**BEDROOM TWO** *3.7m x 3.1m*

Window to the rear elevation.

**BATHROOM** *3.6m x 2.2m*

Four piece bathroom suite incorporating a bathtub with a mixer tap, shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Ceramic tiles to the wet areas.

Dual aspect with windows to the rear and side elevation.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Concrete driveway with gated access to the rear of the property.

**REAR ELEVATION**

Fabulous rear garden with shared access between properties. Fully enclosed by wooden fencing making it private and secluded. Great for outdoor entertaining family and guests. Predominantly laid to lawn with multiple gravelled seating areas. Adorned with mature and colourful plantings and finished with a timber constructed garden shed.

**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- 16 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 68 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.

