



Far Ings Road, Barton-upon-Humber, North Lincolnshire

£129,950





Key Features

- Total Floor Area:- 91 Square Metres
- Immaculately Presented Throughout
- Lounge & Dining Room
- Galley Style Kitchen
- Three Bedrooms
- Family Bathroom
- Utility Room
- Enclosed Rear Garden
- Close To Local Amenities
- Close To Transport Links
- EPC rating F





DESCRIPTION

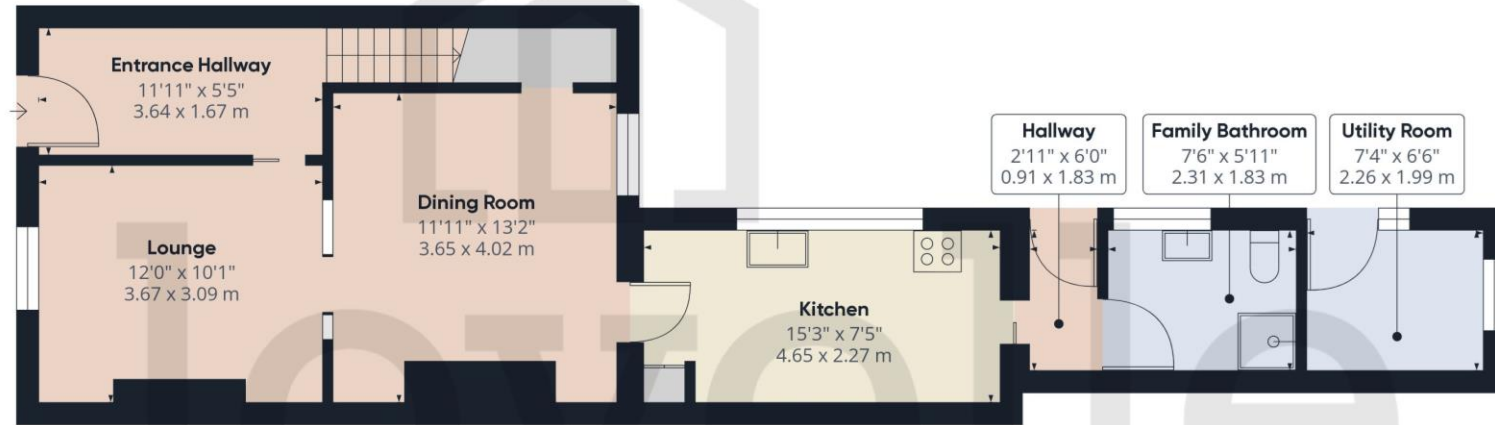
A delightful terraced home, presented to an outstanding standard. On the market looking for new owners to put their own spin on it.

As you enter, you are presented with a spacious hallway, with doors to the lounge and the adjacent dining room, creating the perfect space to relax or entertain guests and family. Further on the ground floor offers a galley style kitchen with a family bathroom and a utility room. Adding convenience and versatility to the property. While the first floor offers three good sized bedrooms, all benefitting from a WC. Finished with a landscaped rear garden and a quaint courtyard. Perfect for someone who enjoys nature and gardening. Fully enclosed and adorned with mature plantings and shrubbery. Shared access to the rear of the property.

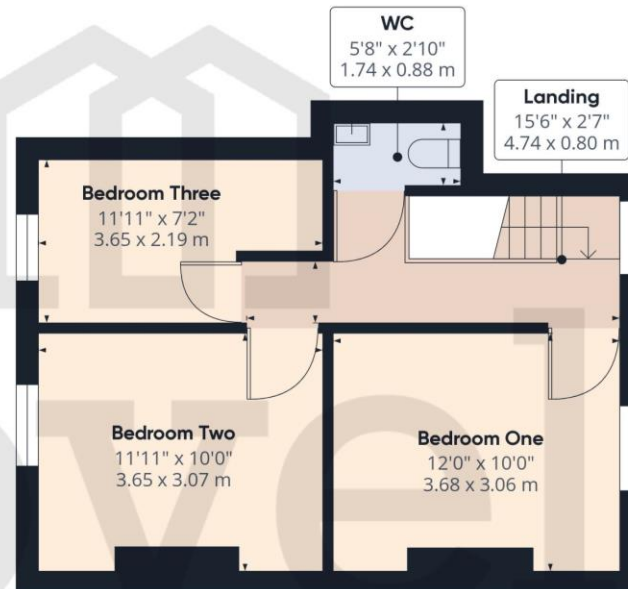
Viewing of this home is a must!



FLOORPLAN



Ground Floor



Floor 1

Far Ings 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		75 C
55-68	D		
39-54	E		
21-38	F	35 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 UPVC door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE

Quaint room with a window to the front elevation. Great space to relax in or enjoy a quiet moment to yourself.

DINING ROOM

Merged with the lounge by an archway, creating perfect open plan living arrangements. Spacious room with an under stairs storage cupboard. Not to forget the mid-century modern fireplace, adding rustic charm to this space.

Window to the rear elevation overlooking the courtyard and a door to the kitchen.

KITCHEN

Range of wall and base units in a cream gloss finish with contrasting work surfaces and tiled splash backs. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring hob with extractor over. Plumbing for a dishwasher and space for an under counter appliance.

"Picture" window to the side elevation and a sliding door to the bathroom and rear hallway.

FAMILY BATHROOM

Three piece bathroom suite incorporating a shower cubicle with an electric shower over, low flush WC and a vanity wash hand basin with a mixer tap.

Decorative ceramic tiles to the wet areas and a window to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

Window to the rear elevation.

BEDROOM TWO

Fitted bedroom furniture incorporating two wardrobes and shelving.
Window to the front elevation.

BEDROOM THREE

Window to the front elevation.

WC

Two piece suite incorporating a WC and a wash hand basin.

OUTSIDE THE PROPERTY:**UTILITY ROOM**

Plumbing for a washing machine and space for further appliances. Power and lighting.

REAR ELEVATION

Substantial rear garden, fully enclosed by fencing and brick walls. Separated into a low maintenance courtyard and a landscaped garden. Further on it opens up to a serene lawn area with colourful and mature plantings. Finished with a gravelled area at the rear with a storage shed. Perfect for someone who enjoys gardening and being outdoors.

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- 15 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 58 Mbps (download speed), 10 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

