



The Poplars, Barrow-upon-Humber, North Lincolnshire

Offers over £199,950





lovelle

Key Features

- ****NO CHAIN****
- Total Floor Area:- 87 Square Metres
- Elevated Plot
- Lounge & Dining Room
- Country Style Kitchen
- Three Bedrooms
- Family Bathroom
- Private Garden
- Driveway
- EPC rating D





DESCRIPTION

****NO CHAIN****

Sitting on an elevated plot is this semi detached three bedroom home, featuring a unique mix of style and comfort, awaiting your personal touch.

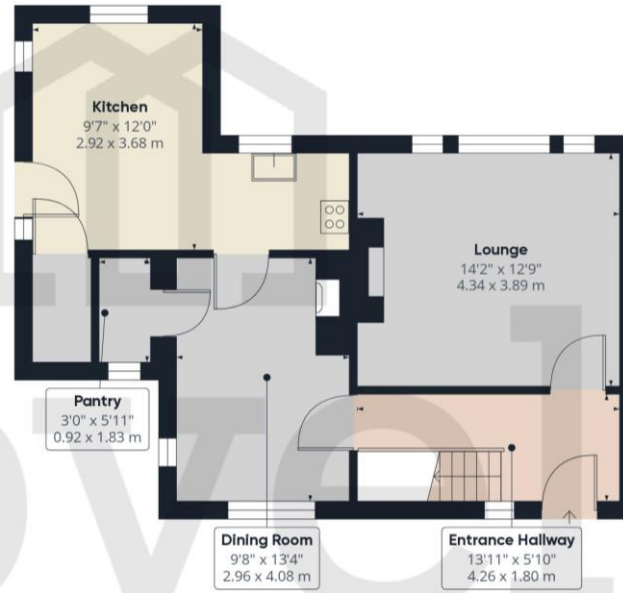
As you approach this deceptively spacious property, you are greeted by a generous front garden with plenty of parking. Once you step inside, the charming hallway invites to explore deeper. The door to the right takes you to the lounge, cascading with light and perfect for those tranquil mornings or serene evenings with friends and family. Straight on - the dining room and the kitchen which is complemented with a utility area and a handy pantry. While the first floor offers three bedrooms with a stylish family bathroom. By the time you have finished admiring this home, you find yourself in the rear garden with a paved patio area and a substantial manicured lawn, ideal for outdoor entertaining.

This property seamlessly brings together function and elegance.

Book a viewing today!



FLOORPLAN



Ground Floor



Floor 1

The Poplars, Barrow-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		83 B
69-80	C		
55-68	D	68 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.

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ENTRANCE

Entered through a composite door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Finished with a handy under stairs storage cupboard and a window to the side elevation.

LOUNGE

Bright and airy room with three windows to the rear elevation. Grounding this space is the Adam style fireplace surround, adding rustic charm to the lounge.

DINING ROOM

Quaint room with a feature brick fireplace, perfect for cold winter evenings. Doors to the kitchen and pantry. Dual aspect with windows to the front and side elevation.

PANTRY

Storage shelving and a window to the front elevation.

KITCHEN

Range of wall and base units in a dove grey finish with contrasting beech block work surfaces, upstands and decorative tiled splash backs. White composite sink and drainer with a swan neck mixer tap. Plumbing for a washing machine, tumble dryer and space for a further under counter appliance. Inset double electric oven with a four ring hob and an extraction canopy over.

Dual aspect with windows to the rear and side elevation, and a half glazed door to the rear garden. Finished with a handy storage cupboard.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

Three windows to the rear elevation.

BEDROOM TWO

Three windows to the rear elevation.

BEDROOM THREE

Window to the front elevation and a handy storage cupboard.

FAMILY BATHROOM

Three piece bathroom suite incorporating a "P" shaped bathtub with an electric shower over, vanity wash hand wash basin with a mixer tap and a push button WC. Chrome effect towel rail radiator and decorative tiles throughout, storage cupboard.

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Simple and clean front garden with a manicured lawn and a driveway offering off street parking and an evergreen hedge offering privacy from the road. Gated access to the rear of the property.

REAR ELEVATION

A substantial rear garden, fully enclosed by wooden fencing. Predominantly laid to lawn with an extended patio area, perfect for outdoor entertaining family and friends, or to enjoy a moment in the garden. Finished with a timber constructed garden shed.

LOCATION

Barrow-upon-Humber is a highly regarded residential village, with local shops, pub, excellent recreational facilities, a pharmacy, garage, garden centre, a Primary School and Churches. Baysgarth coeducational Secondary School, situated in the market town of Barton upon Humber only a short drive away.

BROADBAND TYPE

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

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

