



Grange Avenue, Barton-upon-Humber, North Lincolnshire

£160,000

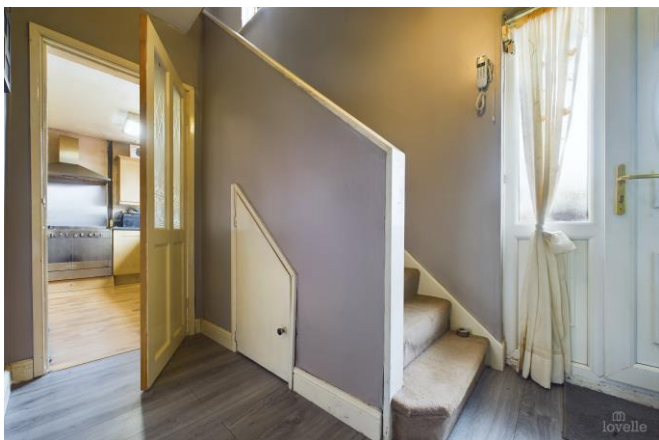
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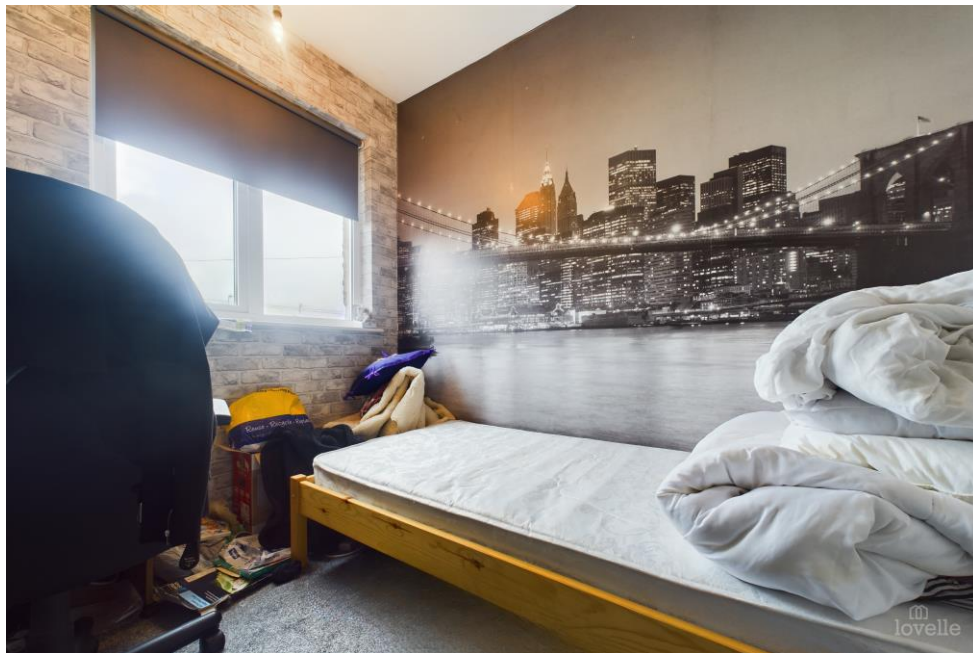

lovelle



Key Features

- ****NO CHAIN****
- Total Floor Area:- 100 Square Metres
- Fully Equipped Kitchen
- Dining Room
- Lounge
- Utility Room
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway & Integral Garage
- EPC rating D





DESCRIPTION

****NO CHAIN****

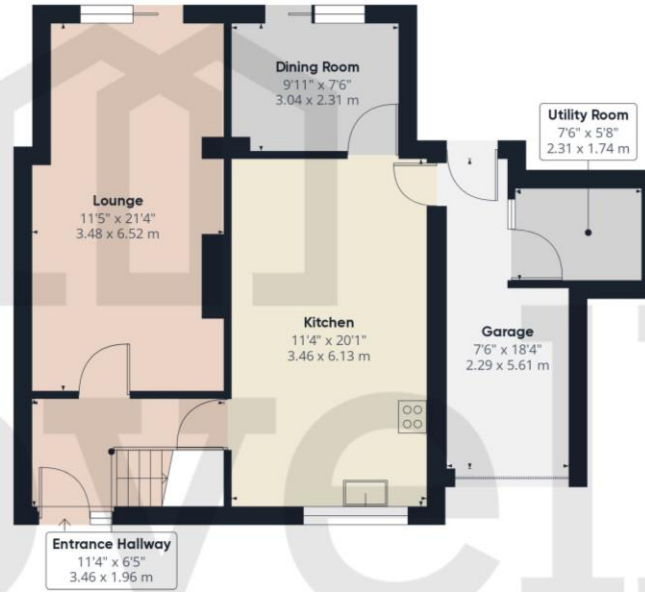
A substantial semi-detached home ready for someone new to move in and put their own stamp on it.

This property opens up with a substantial lounge with sliding patio doors taking you to the rear garden. Further on fully equipped kitchen with its adjacent dining room create the perfect space to entertain guests and family. Finished with an integral garage and a utility room. While the first floor accommodation offers three bedrooms and a family bathroom. Externally having an enclosed rear garden with a patio area.

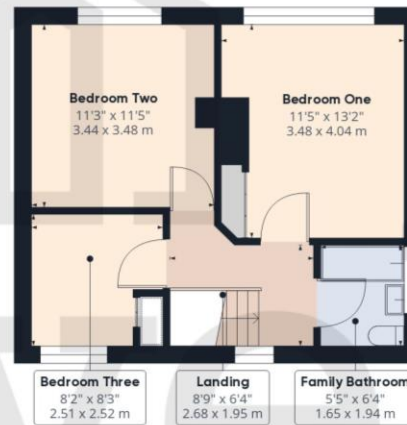
Viewing of this home is highly recommended!



FLOORPLAN



Ground Floor



Floor 1

Grange Avenue, 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		85 B
69-80	C		
55-68	D	57 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 3.4m x 1.9m

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

KITCHEN 3.4m x 6.1m

Range of wall and base units with contrasting work surfaces. Inset electric oven with a five ring gas hob with an extraction canopy over. Black composite one and a half bowl sink and drainer with a swan neck mixer tap. Space for a tall fridge freezer, plumbing for a washing machine and space for a tumble dryer. Finished with a breakfast bar. Doors leading to the dining room and the utility areas. Window to the front elevation.

DINING ROOM 3m x 2.3m

Sliding patio doors to the rear garden.

LOUNGE 3.4m x 6.5m

Open and airy with sliding patio doors to the rear garden.

UTILITY ROOM 2.3m x 1.7m

Wall and base units, power and lighting.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *3.4m x 4m*

Window to the rear elevation.

BEDROOM TWO *3.4m x 3.4m*

Window to the rear elevation.

BEDROOM THREE *2.5m x 2.5m*

Window to the front elevation. Built in storage cupboard.

FAMILY BATHROOM *1.6m x 1.9m*

Three piece white suite incorporating a bathtub with a rain shower over, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles throughout and a window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Enclosed by a low rise brick wall and fully concreted providing ample off street parking for multiple vehicles.

INTEGRAL GARAGE 2.2m x 5.6m

Up and over door, power and lighting.

REAR ELEVATION

Predominantly laid to lawn with a patio area, perfect for outdoor entertaining. Fully enclosed by wooden fencing.

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 - 52 Mbps (download speed), 12 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

