



Lunns Crescent , Barton-upon-Humber, North Lincolnshire

Offers over £135,000





lovelle

## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area:- 61 Square Metres
- Lounge Diner
- Kitchen
- Two Bedrooms
- Family Bathroom
- Driveway
- Fully Enclosed Rear Garden
- Timber Constructed Shed
- Two Outbuildings
- EPC rating D





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## DESCRIPTION

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

Hiding away on Lunns Crescent is this charming semi detached two bedroom house. As you approach this property, you are greeted by a lovely front garden, clean and simple, with plenty of parking.

Once you step inside, the charming hallway invites you to explore deeper. The doors to the left take you to the lounge diner which features French doors taking you out to the rear garden and patio. While straight on is the generous kitchen.

Just wonderful!

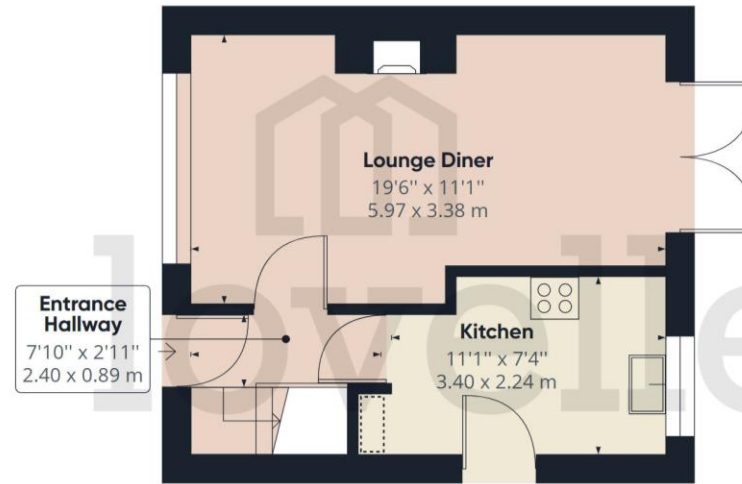
To the first floor, there are two bedrooms and a family bathroom.

By the time you have finished admiring the charm of this home, you find yourself in the rear garden with a lovely patio area, ideal for outdoor entertaining.

**VIEWING IS A MUST!**



**FLOORPLAN**



**Ground Floor**



**Floor 1**

## Lunns Crescent , 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		83 B
69-80	C		
55-68	D	67 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**

Entered through a UPVC door into the hallway. Doors to all principal rooms and a staircase taking you to the first floor accommodation. Handy under stairs cupboard.

**LOUNGE DINER** *2.9m x 5.9m (9'6" x 19'5")*

A bright and airy space with a feature wooden Adam style fireplace surround housing a coal effect gas fire, sitting on a marble hearth. Dual aspect with a "picture" window to the front elevation and French doors to the rear elevation overlooking the garden.

**KITCHEN** *2.2m x 3.3m (7'2" x 10'10")*

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Stainless steel sink and drainer with a swan neck mixer tap. Freestanding electric cooker with a double oven and a four ring hob with extraction canopy over. Plumbing for a washing machine and space for a tall fridge freezer. Window to the rear elevation and a half glazed UPVC door to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 4.3m x 2.6m (14'1" x 8'6")

Window to the front elevation and a handy built in storage cupboard housing the combination boiler.

**BEDROOM TWO** 3.2m x 3.1m (10'6" x 10'2")

Window to the rear elevation.

**FAMILY BATHROOM** 1.9m x 1.6m (6'2" x 5'2")

White three piece bathroom suite incorporating a bathtub with an electric shower over, pedestal wash hand basin with hot and cold water taps and a push button WC. Chrome effect towel rail radiator, decorative tiles to the walls and a window to the rear elevation.

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

Low maintenance front garden, fully concreted with plenty of off street parking and access to the rear garden.

**REAR ELEVATION**

A substantial rear garden, predominantly laid to lawn and fully enclosed by fencing and an evergreen hedge with a great patio area to enjoy it. Lovely shrubbery and colourful plantings adorn the boundary of this garden. Finished off with a timber constructed garden shed.

**OUTBUILDING ONE** *0.8m x 1.5m (2'7" x 4'11")*

**OUTBUILDING TWO** *1.7m x 2.2m (5'7" x 7'2")*

Power and lighting.

**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 - 80 Mbps (download speed), 16 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

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

