



Town Street, Barrow-upon-Humber, North Lincolnshire

£325,000

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  2
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 lovella



Key Features

- Total Floor Area: 171 Square Metres
- Recently Refurbished
- Family Room / Living Room
- Air Conditioning System
- Lounge
- Kitchen Diner
- Utility Room
- Three Bedrooms
- En-Suite & Family Bathroom
- Summerhouse & Enclosed Rear Garden
- Driveway
- EPC rating C





DESCRIPTION

Enjoying a central village location is this detached bungalow. Having been recently refurbished to a high standard and is on the market looking for new owners.

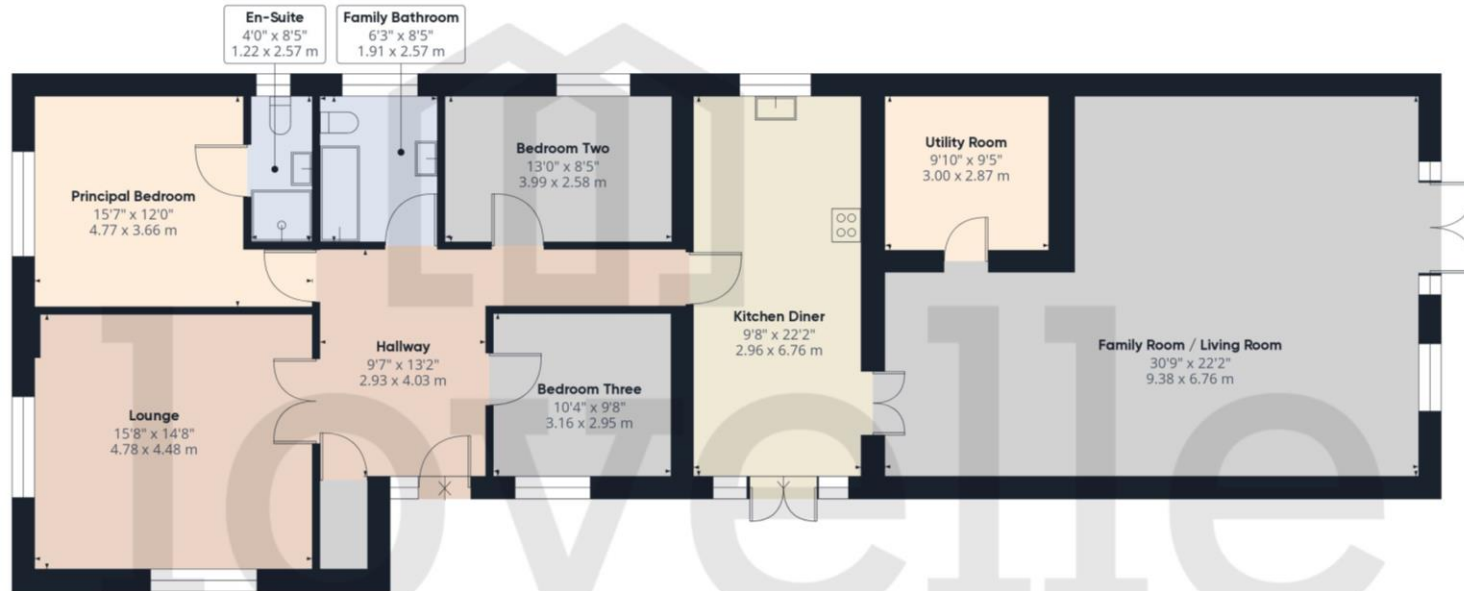
The generously proportioned home opens with a spacious hallway with doors to the left taking you to the bright lounge and the principal bedroom with its very own en-suite. Continuing there are two further bedrooms all benefitting from a modern family bathroom. Further on this bungalow invites you into a contemporary kitchen diner with French doors flooding this space with light. Adjacent to the kitchen is the family/living room. A vast open space with a utility room tucked away in the corner. Perfect for entertaining guests or using it for family gatherings, the possibilities are endless.

Finishing this property is the rear garden, fully enclosed by evergreen hedging with a delightful patio area. Fully laid to lawn with mature trees and shrubbery adorning the boundary. While the quaint summerhouse offers the perfect space to host a party or enjoy a moment to yourself.

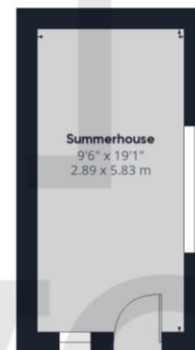
VIEWING IS A MUST.



FLOORPLAN



Ground Floor Building 1



Ground Floor Building 2

Town Street, Barrow-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

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.lovell.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	70 C	77 C
55-68	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 4.03m x 2.93m (13'2" x 9'7")

Entered through a double glazed UPVC door with a sidelight into an "L" shaped hallway, doors to all principal rooms. Handy storage cupboard.

LOUNGE 4.48m x 4.78m (14'8" x 15'8")

Bright and airy room with contemporary wall coverings adding an edge to this space. While the modern electric fireplace - a touch of chic style. Dual aspect with windows to the side and front elevation.

KITCHEN DINER 6.76m x 2.96m (22'2" x 9'8")

Range of contemporary wall and base units in a grey gloss finish with contrasting work surfaces and upstands. Black composite one and a half bowl sink and drainer with a swan neck mixer tap. Inset electric Neff oven and a Neff induction hob with an extraction canopy over. Integral fridge freezer and a dishwasher. Finished with a delightful breakfast bar area, great for busy mornings. Doors to the family/living room.

Double opening French doors with sidelights and a further window to the side elevations.

FAMILY ROOM / LIVING ROOM 6.76m x 9.38m (22'2" x 30'10")

Great space for entertaining or turning into a family living room. Possibilities are endless. Finished with a full air conditioning system.

Double opening French doors with sidelights to the rear elevation.

UTILITY ROOM 2.87m x 3m (9'5" x 9'10")

Plumbing for a washing machine and space for a tumble dryer. Shelving and storage cupboards.

PRINCIPAL BEDROOM 3.66m x 4.77m (12'0" x 15'7")

Window to the front elevation and a door to the en-suite.

EN-SUITE 2.57m x 1.22m (8'5" x 4'0")

Stylish three piece suite incorporating a walk in shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap.

Decorative waterproof panelling throughout and a window to the side elevation.

BEDROOM TWO 2.58m x 3.99m (8'6" x 13'1")

Window to the side elevation.

BEDROOM THREE 2.95m x 3.16m (9'8" x 10'5")

Window to the side elevation.

FAMILY BATHROOM 2.57m x 1.91m (8'5" x 6'4")

Three piece bathroom suite incorporating a bathtub with a rain shower over and a mixer tap, push button WC and a vanity wash hand basin with a mixer tap.

Decorative waterproof panelling throughout and a window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Minimalist front garden, fully block paved offering ample off street parking for multiple vehicles. Gated access to the rear of the property.

REAR ELEVATION

Substantial rear garden. Fully enclosed by evergreen hedging, creating a great space for outdoor entertaining or enjoying a quiet moment to yourself. Predominantly laid to lawn with a delightful patio area. Finished with mature trees and shrubbery adorning the boundary.

SUMMERHOUSE *5.83m x 2.89m (19'1" x 9'6")*

Timber construction with power and lighting.

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 - likely,
Available - EE, Three, O2, Vodafone.

