



Hawthorn Rise, Barrow-upon-Humber, North Lincolnshire

Offers over £190,000





lovelle

Key Features

- Total Floor Area: 80 Square Metres
- Kitchen
- Dining Room
- Living Room
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Two Parking Spaces
- EPC rating C





DESCRIPTION

This superb home has been loved by the current owners and is on the market looking for someone new to make it their own.

Approaching this property you are greeted by a minimalistic front garden with allocated parking and access to the rear garden.

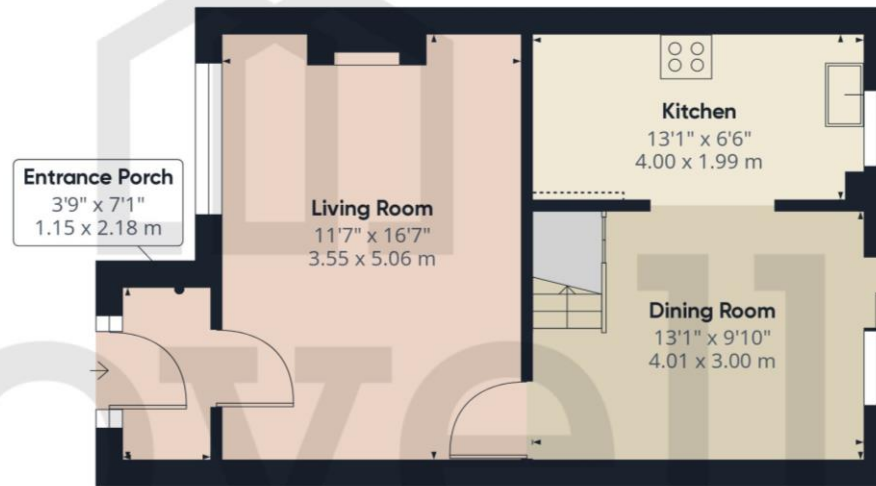
Once inside, you are greeted by a spacious living room with doors taking you to the dining room and the adjacent kitchen, overlooking the rear garden. Perfect space to entertain guests and family. While the first floor offers three bedrooms with all benefitting from a stylish family bathroom.

Finishing this home is the rear garden with a paved patio and a further decking area, ideal for outdoor entertaining or relaxing and enjoying a moment to yourself.

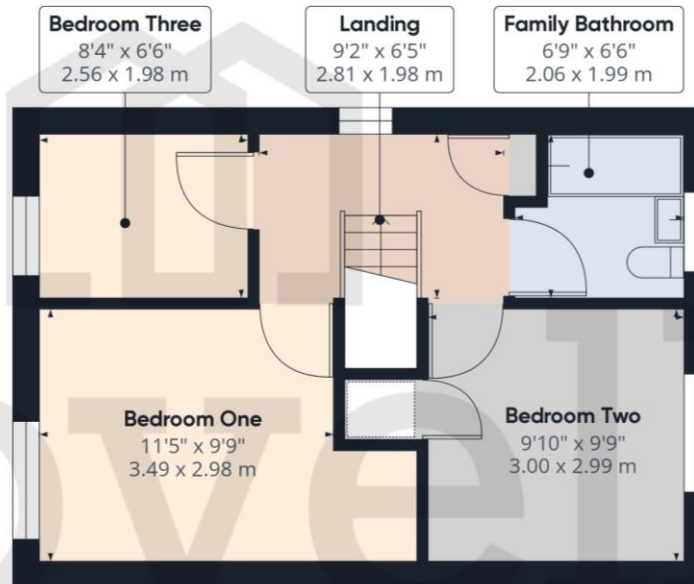
Viewing is An Absolute Must!



FLOORPLAN



Ground Floor



Floor 1

Hawthorn Rise, Barrow-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band B

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		84 B
69-80	C	71 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.

Follow us on:



ENTRANCE 2.18m x 1.15m (7'2" x 3'10")

Entered via porch through a composite door into the living room. Door to the dining room.

LIVING ROOM 5.06m x 3.55m (16'7" x 11'7")

A substantial room with a "picture" window to the front elevation flooding it with light and finished with a modern electric fireplace.

KITCHEN 1.99m x 4m (6'6" x 13'1")

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Black composite sink with a swan neck mixer tap. Integrated electric oven and a four ring electric hob with an extraction canopy over. Integral dishwasher and two under counter fridges, plumbing for a washing machine. Housing the combination boiler.

Window to the rear elevation.

DINING ROOM 3m x 4.01m (9'10" x 13'2")

Great space to entertain or host a party. Staircase to the first floor accommodation and sliding patio doors to the rear garden.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 2.98m x 3.49m (9'10" x 11'6")

Window to the front elevation.

BEDROOM TWO 2.99m x 3m (9'10" x 9'10")

Window to the rear elevation.

Handy storage cupboard.

BEDROOM THREE 1.98m x 2.56m (6'6" x 8'5")

Window to the front elevation.

FAMILY BATHROOM 1.99m x 2.06m (6'6" x 6'10")

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

Decorative tiles to the wet areas and a chrome effect towel rail radiator.

Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid to lawn with two parking spaces, making it low maintenance and offering ample off street parking for multiple vehicles, with gated access to the rear of the property.

REAR ELEVATION

Fully enclosed by wooden fencing and predominantly laid to lawn with a patio area and a further decking area. Perfect to unwind and enjoy a quiet moment, or entertain family and guests.

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- 16 Mbps (download speed), 1 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

