



Kingsgarth, Barton-upon-Humber, North Lincolnshire

Offers Over £139,000







lovelle

## Key Features

- \*\*NO CHAIN\*\*
- Grade II Listed Property
- Total Floor Area: 49 Square Metres
- Kitchen Diner
- Living Room
- Two Bedrooms
- Shower Room
- Walled Garden
- Freehold Parking Space
- EPC rating D









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## DESCRIPTION

Situated in the historic market town of Barton Upon Humber is this grade II listed cottage. An architectural piece once used as a dovecote for housing pigeons and doves. Now perfect home for someone looking to escape the busy city lifestyle or as their first home.

This property has been lovingly cared for and upgraded by the current owners and this generously proportioned accommodation includes two bedrooms, and a shower room. Further on the sizeable living room enjoys views over the delightful front garden. While the fully equipped kitchen diner overlooks the rear courtyard. Not to forget the handy utility cupboard underneath the stairs.

The garden, fully enclosed by brick walls, making it feel cosy and very private. Finished with a freehold parking space.

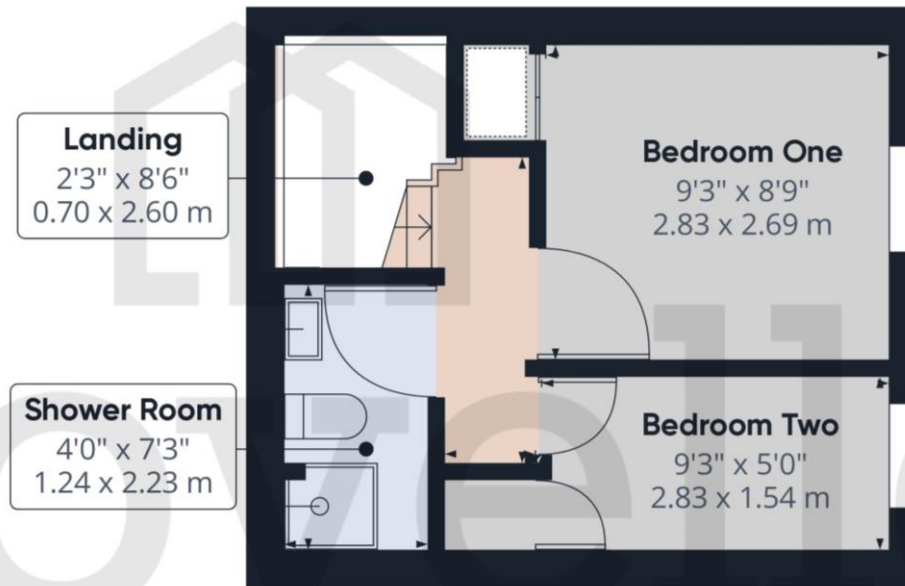
VIEWING HIGHLY RECOMMENDED!



## FLOORPLAN



Ground Floor



Floor 1



## Kingsgarth, 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.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		81 B
69-80	C		
55-68	D	64 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 glazed wooden door into the living room.

## **LIVING ROOM** 3.52m x 4.11m (11'6" x 13'6")

A feature Inglenook fireplace adding rustic charm to this space. Windows to the front elevation and stairs to the first floor accommodation.

## **KITCHEN DINER** 3.17m x 2.15m (10'5" x 7'1")

Range of wall and base units with contrasting work surfaces and tiled splashback. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring electric hob with an extraction canopy over, integrated under counter fridge. Door to the under stairs cupboard, plumbing for a washing machine. Finished with a breakfast bar area.

Window to the rear elevation.

## **FIRST FLOOR ACCOMMODATION:**

### **BEDROOM ONE** 2.69m x 2.83m (8'10" x 9'4")

Window to the front elevation and a storage cupboard.

### **BEDROOM TWO** 1.54m x 2.83m (5'1" x 9'4")

Window to the front elevation and a storage cupboard.

### **SHOWER ROOM** 2.23m x 1.24m (7'4" x 4'1")

White three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a pedestal wash hand basin with hot and cold water taps.

Roof window to the rear elevation.



**OUTSIDE THE PROPERTY:**

A lovely walled garden with a patio area, perfect to relax in. Not to forget the rear courtyard, offering extra space. Finished with a freehold parking space.

**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- 18 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

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



