



Norman Close, Barton-upon-Humber, North Lincolnshire

£190,000





lovelle

Key Features

- ****NO CHAIN****
- Total Floor Area:- 64 Square Metres
- Kitchen
- Dining Room
- Lounge
- Two Bedrooms
- Shower Room
- Enclosed Rear Garden
- Garage
- Driveway
- EPC rating D





DESCRIPTION

****NO CHAIN****

Located in the quiet area of Norman Close, within walking distance of local amenities, is this fabulous detached bungalow.

The property is for sale with no onward chain, ready for new owners to move in and make it their own.

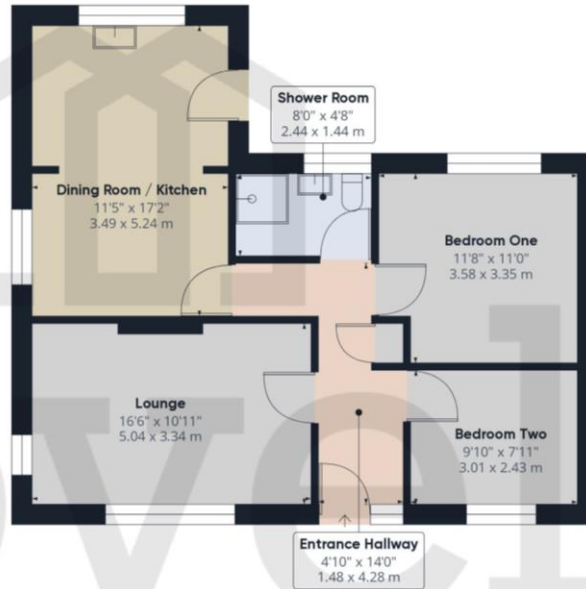
The generously proportioned accommodation invites you in through a spacious entrance hallway with doors to all principal rooms. As you make your way through, two bedrooms provide comfortable accommodations, with both benefitting from a shower room. Further on you are greeted by a bright lounge with a feature fireplace. Not to forget the fully equipped kitchen with adjoining dining room. Perfect to receive guests in or for family meals.

Outside of this bungalow is an attractive front garden, predominantly laid to lawn with decorative borders. And a delightful rear garden, fully enclosed by fencing with a patio area. Finished with a driveway that provides off street parking and access to the garage.

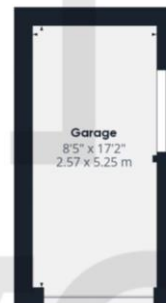
We anticipate a high demand for this property, viewing is highly recommended!



FLOORPLAN



Ground Floor Building 1



Ground Floor Building 2

Norman Close, Barton-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		82 B
69-80	C		
55-68	D	63 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 4.28m x 1.48m (14'0" x 4'11")

Entered through a UPVC door with a sidelight into an "L" shaped hallway with doors to all principal rooms and a handy storage cupboard.

LOUNGE 3.34m x 5.04m (11'0" x 16'6")

Dual aspect with a bow bay window to the front elevation and a further window to the side elevation. Feature Adam style fireplace housing an open flame gas fire and acting as a grounding feature to this space.

OPEN PLAN: 5.24m x 3.49m (17'2" x 11'6")

KITCHEN

Range of wall and base units with contrasting work surfaces and tiled splash backs. Black composite sink and drainer with a swan neck mixer tap. Space for a tall fridge freezer and a freestanding cooker. Window to the rear elevation and a fully glazed UPVC door to the side elevation. Archway to the dining room.

DINING ROOM

Perfect space for entertaining family and friends. Window to the side elevation.

BEDROOM ONE 3.35m x 3.58m (11'0" x 11'8")

Window to the rear elevation.

BEDROOM TWO 2.43m x 3.01m (8'0" x 9'11")

Window to the front elevation.

SHOWER ROOM 1.44m x 2.44m (4'8" x 8'0")

White three piece suite incorporating a shower cubicle with a shower over, push button WC and a pedestal wash hand basin with hot and cold water taps. Chrome effect towel rail radiator and decorative tiles throughout.

Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Clean and simple front garden with a driveway to the side, leading to the garage and rear garden. Predominantly laid to lawn with mature shrubbery and colourful plantings.

GARAGE 5.25m x 2.57m (17'2" x 8'5")

Electric garage door, power and lighting.

REAR ELEVATION

Fully paved making it low maintenance and a great space for outdoor entertaining friends and family.

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 - 53 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.

