



Fleetgate, Barton-upon-Humber, North Lincolnshire

£100,000

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lovelle



Key Features

- ****NO CHAIN****
- Total Floor Area: 66 Square Metres
- Living Room
- Kitchen Diner
- Utility Room
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Close To Public Transport Links
- Central Town Location
- EPC rating C





DESCRIPTION

****NO CHAIN****

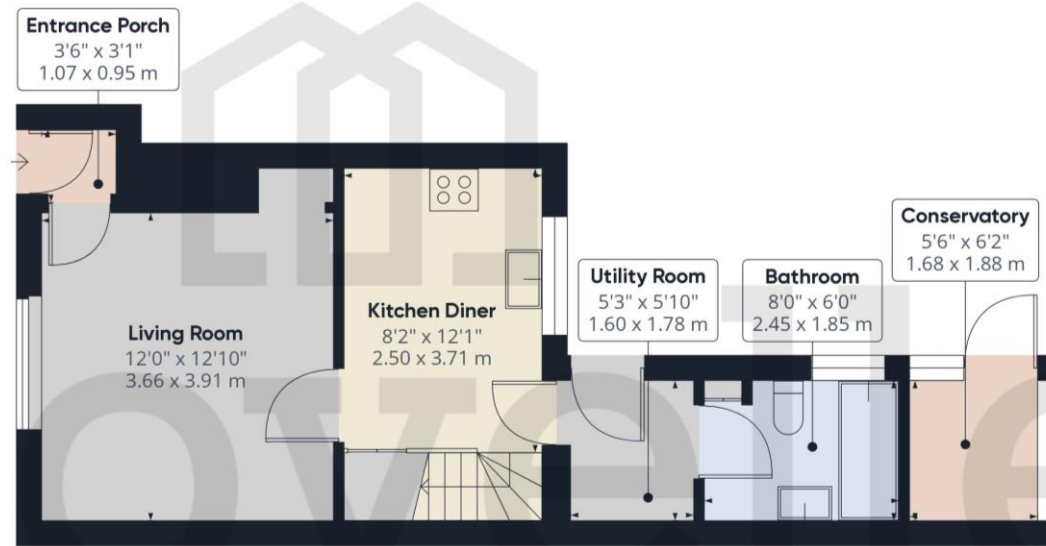
Situated in centre of the historic market town of Barton Upon Humber is this charming terraced home. Consisting of a spacious living room and a kitchen diner. Not to forget the utility room and downstairs bathroom adding convenience and versatility to the property. While the first floor accommodation offers two bedrooms.

Outside there are enclosed rear and front gardens. Perfect to spend time and enjoy some peace and quiet. Finished with a conservatory.

Book your viewing today!



FLOORPLAN



Ground Floor



Floor 1

Fleetgate, 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		89 B
69-80	C	70 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 0.95m x 1.07m (3'1" x 3'6")

Entered through a UPVC door into the hallway. Door to the living.

LIVING ROOM 3.91m x 3.66m (12'10" x 12'0")

Bright and spacious room with a handy storage cupboard and a feature brick fireplace. Door to the kitchen diner and a window to the front elevation.

KITCHEN DINER 3.71m x 2.5m (12'2" x 8'2")

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring gas hob with an extraction canopy over. Space for a tall fridge freezer. Under stairs storage cupboard.

Window to the rear elevation, door to the utility areas and a staircase to the first floor accommodation.

UTILITY ROOM 1.78m x 1.6m (5'10" x 5'2")

Plumbing for a washing machine and space for a tumble dryer.

BATHROOM 1.85m x 2.45m (6'1" x 8'0")

Three piece bathroom suite incorporating a bathtub with a shower over and a mixer tap, push button WC and a pedestal wash hand basin with hot and cold water taps. Chrome effect towel rail radiator and a window to the side elevation. Ceramic tiles to the wet areas.

FIRST FLOOR ACCOMMODATION:**BEDROOM ONE** 3.99m x 3.76m (13'1" x 12'4")

Built in storage cupboards and a window to the front elevation.

BEDROOM TWO 3.08m x 2.49m (10'1" x 8'2")

Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Surrounded by a low rise brick wall with a pathway and a flower border.

REAR ELEVATION

Fully enclosed by brick walls and surrounding properties. Predominantly laid to lawn with a patio area. Shared access to the rear of the property.

CONSERVATORY 1.88m x 1.68m (6'2" x 5'6")

Double glazed with a polycarbonate roof.

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

