

Nicholas Court, Barton-upon-Humber, North Lincolnshire

£250,000

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lovelle



Key Features

- Total Floor Area:- 89 Square Metres
- Lounge & Dining Room
- Kitchen
- Downstairs Shower Room
- Three Bedrooms
- Family Bathroom
- Integral Garage
- Driveway
- Enclosed Rear Garden
- Elevated Plot
- EPC rating D





DESCRIPTION

This detached home, occupying a prominent position on Nicholas Court in Barton Upon Humber is on the market looking for someone new to add their own personal touch.

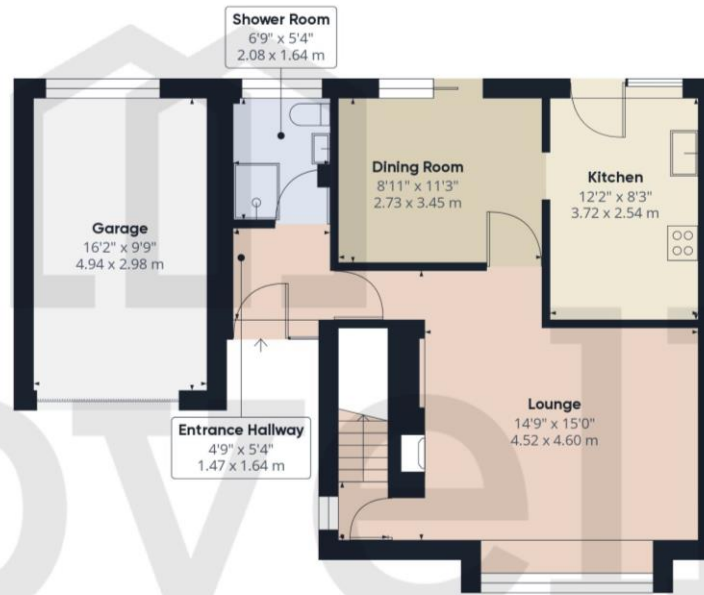
As you approach this property, you are greeted by a spacious and well maintained front garden and a driveway with ample off street parking. Once inside, the bright hallway invites to explore deeper. Opening to a spacious lounge with a feature brick wall adding rustic charm. While the fully equipped kitchen and the adjacent dining room create the perfect space to enjoy with family or receive friends and guests. Not to forget the downstairs shower room, adding versatility and convenience to the property. Further on, the first floor offers three double bedrooms, all benefitting from a family bathroom.

As you make your way to the rear garden, you are surrounded by colourful plantings and mature shrubbery fully wrapping around the property with a delightful patio area. Wonderful space to enjoy a moment to yourself. Fully enclosed and finished with an integral garage.

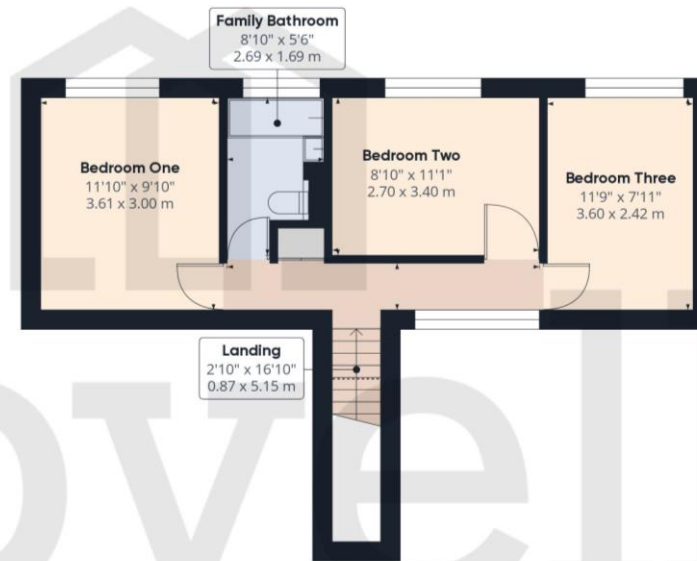
Only by viewing will you fully appreciate this generously proportioned home.



FLOORPLAN



Ground Floor



Floor 1

Nicholas Court, Barton-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		78 C
55-68	D	61 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 1.47m x 1.64m (4'10" x 5'5")

Entered through a half glazed UPVC door into the hallway. Doors to all principal rooms.

LOUNGE 4.52m x 4.6m (14'10" x 15'1")

Bright and airy room with a bow bay window to the front elevation. Grounded by the feature brick wall housing an open flame fire. Perfect for those cold winter evenings. Staircase to the first floor accommodation.

DINING ROOM 2.73m x 3.45m (9'0" x 11'4")

Spacious room with sliding patio doors to the rear garden, blurring the line between being indoors and outdoors. Great space to entertain or receive guests in.

KITCHEN 3.72m x 2.54m (12'2" x 8'4")

Range of wall and base units with contrasting work surfaces and decorative splash backs. Black composite sink and drainer with a swan neck mixer tap. Plumbing for a washing machine, dishwasher and space for a tall fridge freezer. Freestanding cooker with a four ring gas hob. Window and a half glazed UPVC door to the rear elevation.

SHOWER ROOM 2.08m x 1.64m (6'10" x 5'5")

Three piece suite incorporating a shower cubicle with an electric shower over, wall mounted wash hand basin with hot and cold water taps and a push button WC. Window to the rear elevation and decorative tiles throughout.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.61m x 3m (11'10" x 9'10")

Fitted bedroom furniture incorporating multiple wardrobes and chest of drawers.
Window to the rear elevation.

BEDROOM TWO 2.7m x 3.4m (8'11" x 11'2")

Window to the rear elevation.

BEDROOM THREE 3.6m x 2.42m (11'10" x 7'11")

Window to the rear elevation.

FAMILY BATHROOM 2.69m x 1.69m (8'10" x 5'6")

Three piece suite incorporating a bathtub with a telephone style shower attachment, pedestal wash hand basin with hot and cold water taps and a push button WC.

Window to the rear elevation and decorative tiles throughout.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Delightful front garden with mature trees, shrubbery, colourful plantings and a manicured lawn. Finished with a block paved driveway and access to the garage and the rear garden.

GARAGE 4.94m x 2.98m (16'2" x 9'10")

Up and over door, power and lighting.

REAR ELEVATION

Enclosed by wooden fencing and mature trees adorning the boundary. Predominantly laid to lawn with a patio area, perfect for outdoor entertaining family and friends, or to enjoy a moment in the garden. Finished with raised flower borders and a delightful pond.

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- 13 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.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

