



Bowmandale, Barton-upon-Humber, North Lincolnshire

£275,000



  
lovelle





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## Key Features

- Total Floor Area:- 75 Square Metres
- Immaculate Detached Bungalow
- Living Room
- Kitchen & Utility Room
- Three Bedrooms
- Shower Room
- Driveway
- Detached Garage
- Workshop/Studio
- Enclosed Garden
- EPC rating B









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## DESCRIPTION

Standing on an elevated plot is this superb, detached bungalow, perfect for someone looking to escape the busy city lifestyle.

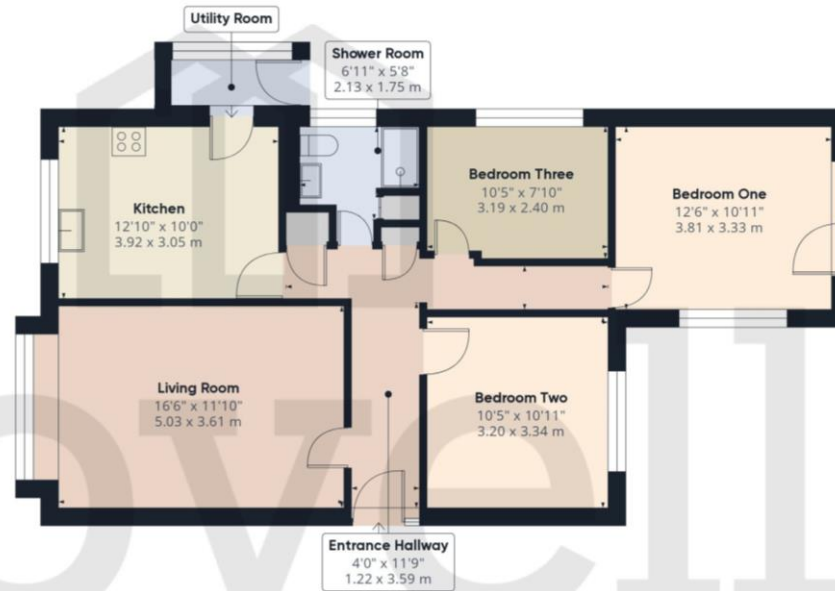
The deceptively spacious accommodation includes a spacious entrance hallway, welcoming you in to view this property. To the left are the cosy lounge and the kitchen with its adjacent utility room. Adding convenience and versatility to the property. While on the right are three bedrooms and a stylish shower room.

Finished with an attractive rear garden, making it stand out. Laid to lawn with decorative shrubbery, colourful plantings, and delightful seating areas. While the front offers ample off street parking and access to the detached garage and the workshop, currently being used as a studio.

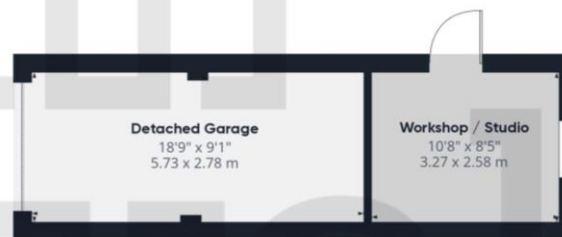
VIEWING HIGHLY RECOMMENDED!



## FLOORPLAN



Ground Floor Building 1



Ground Floor Building 2

## Bowmandale, 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.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		94 A
81-91	B	90 B	
69-80	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** 1.22m x 3.59m (4'0" x 11'10")

Entered through a composite door with a sidelight into a bright and welcoming "L" shaped hallway. Doors to all principal rooms and a handy storage cupboard.

**KITCHEN** 3.92m x 3.05m (12'11" x 10'0")

Range of wall and base units with contrasting work surfaces and tiled splash backs. Inset electric oven, microwave and a four ring hob with an extraction canopy over. Plumbing for a dishwasher. Inset sink and drainer with a swan neck mixer tap. Window to the front elevation and a half glazed UPVC door to the side elevation.

**UTILITY ROOM**

Plumbing for a washing machine and space for a tumble dryer.  
Door to the rear elevation.

**LIVING ROOM** 5.03m x 3.61m (16'6" x 11'10")

Bright and airy room with a bow bay window to the front elevation.  
Adam style fireplace surround housing an electric coal effect fire.



**BEDROOM ONE** 3.81m x 3.33m (12'6" x 10'11")

Fitted bedroom furniture incorporating two wardrobes.

Dual aspect with a window to the side elevation and patio doors to the rear garden.

**BEDROOM TWO** 3.2m x 3.34m (10'6" x 11'0")

Fitted bedroom furniture incorporating two wardrobes and storage shelving.

**BEDROOM THREE** 3.19m x 2.4m (10'6" x 7'11")

Window to the side elevation, currently used as a dining room.

**SHOWER ROOM** 2.13m x 1.75m (7'0" x 5'8")

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

Towel rail radiator and decorative tiles throughout.

Window to the side elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Predominantly laid with artificial lawn with mature shrubbery and a block paved driveway providing off street parking for multiple vehicles. Access to the detached garage and rear garden.

### **DETACHED GARAGE** *5.73m x 2.78m (18'10" x 9'1")*

Up and over door, power and lighting.

### **WORKSHOP/STUDIO** *3.27m x 2.58m (10'8" x 8'6")*

Power and lighting.

### **REAR ELEVATION**

Fully enclosed by fencing providing privacy from the surrounding properties. Laid to lawn with mature shrubbery and plantings adorning the boundary of the garden. While the delightful patio area offers great space to entertain or receive guests.

Finished with a charming summerhouse, for those quiet moments.

## **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- 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.

