



Blue Bell Court, Barton-upon-Humber, North Lincolnshire

Offers over £197,500

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## Key Features

- Central Town Location
- Total Floor Area:- 113 Square Metres
- Kitchen Diner & Pantry
- Living Room
- Three Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Allocated Parking Space
- Close to Public Transport Links
- Contemporary Design
- Underfloor Heating
- EPC rating B









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## DESCRIPTION

This contemporary home is waiting just for you...

Situated in the town centre of Barton Upon Humber is this character property. Great for a family or someone looking to escape the busy city lifestyle.

This home has been lovingly cared for by the current owners. And the generously proportioned accommodation includes a cosy lounge with patio doors, bridging the gap between indoors and outdoors. Further on, there is a country style kitchen diner with a charming pantry. While the first floor offers two bedrooms, family bathroom and the second floor, a principal bedroom with an en-suite.

Outside of this lovely home is a low maintenance courtyard. Fully enclosed by wooden fencing and brick walls. Making it feel cosy and private, a great place for outdoor entertaining. Finished with a parking space and gated access to the property.

**VIEWING IS HIGHLY RECOMMENDED!**



FLOORPLAN



## Blue Bell 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		94 A
81-91	B	84 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** 1.25m x 1.66m (4'1" x 5'5")

Entered through a wooden door into the hallway. Door to kitchen diner and a staircase to further accommodation.  
Window to the front elevation.

**KITCHEN DINER** 4.44m x 3.9m (14'7" x 12'10")

Range of wall and base units in a cream finish with contrasting butcher block work surfaces. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Integral electric double oven and a four ring gas hob with an extraction canopy over. Space for a tall fridge freezer and plumbing for a washing machine in the under stairs cupboard.

Dual aspect with windows to the front and side elevation.

**PANTRY** 1.03m x 1.93m (3'5" x 6'4")

Storage shelving.

(Can be turned back into to a WC).

**LIVING ROOM** 4.94m x 5.03m (16'2" x 16'6")

Bright space with doors taking you out to the rear garden.  
Window to the rear elevation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM TWO** 2.8m x 4.3m (9'2" x 14'1")

Fitted bedroom furniture incorporating multiple wardrobes.

Window to the rear elevation.

**BEDROOM THREE** 3.14m x 2.92m (10'4" x 9'7")

Window to the front elevation.

**FAMILY BATHROOM** 2.01m x 2.62m (6'7" x 8'7")

White three piece suite incorporating a bathtub with an electric shower over, push button WC and a pedestal hand wash basin with hot and cold water taps. Chrome effect towel rail radiator and decorative tiles to the wet areas.

**SECOND FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 2.87m x 3.25m (9'5" x 10'8")

Fitted bedroom furniture incorporating multiple wardrobes. Door to the en-suite.

Dual aspect with a roof window to the rear elevation and a further window to the front elevation.

**EN-SUITE** 2.04m x 2.57m (6'8" x 8'5")

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a pedestal hand wash basin with hot and cold water taps. Chrome effect towel rail radiator and decorative tiles to the wet areas.

Roof window to the rear elevation.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

A clean and simple front with a decorative brick wall and a gravelled flower border.  
Electric gates to the rear.

**REAR ELEVATION**

Low maintenance rear courtyard, fully laid with patio stones and enclosed by fencing and brick walls. Private and cosy, perfect to entertain guests and family.

**PARKING**

Electric gated access to the secure parking.  
Allocated parking space.

**EXTRA FEATURES**

The property benefits from underfloor heating throughout.

**MANAGEMENT CHARGE**

Please discuss via agent.

**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.

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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.

