



Nicolson Drive, Barton-upon-Humber, North Lincolnshire

£260,000

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 lovella



Key Features

- ****NO CHAIN****
- Total Floor Area: 97 Square Metres
- Kitchen Diner
- Conservatory
- Three Bedrooms
- Family Bathroom
- Detached Garage
- Spacious Driveway
- Enclosed Rear Garden
- Quiet Cul-De-Sac
- EPC rating B





DESCRIPTION

****NO CHAIN****

Situated on the quiet cul-de-sac of Nicolson Drive, is this three bedroom detached bungalow. On the market with no chain, looking for someone new to put their own stamp on it.

Approaching the property, you are greeted with a spacious block paved driveway. Not to forget the detached garage, adding extra storage to this property.

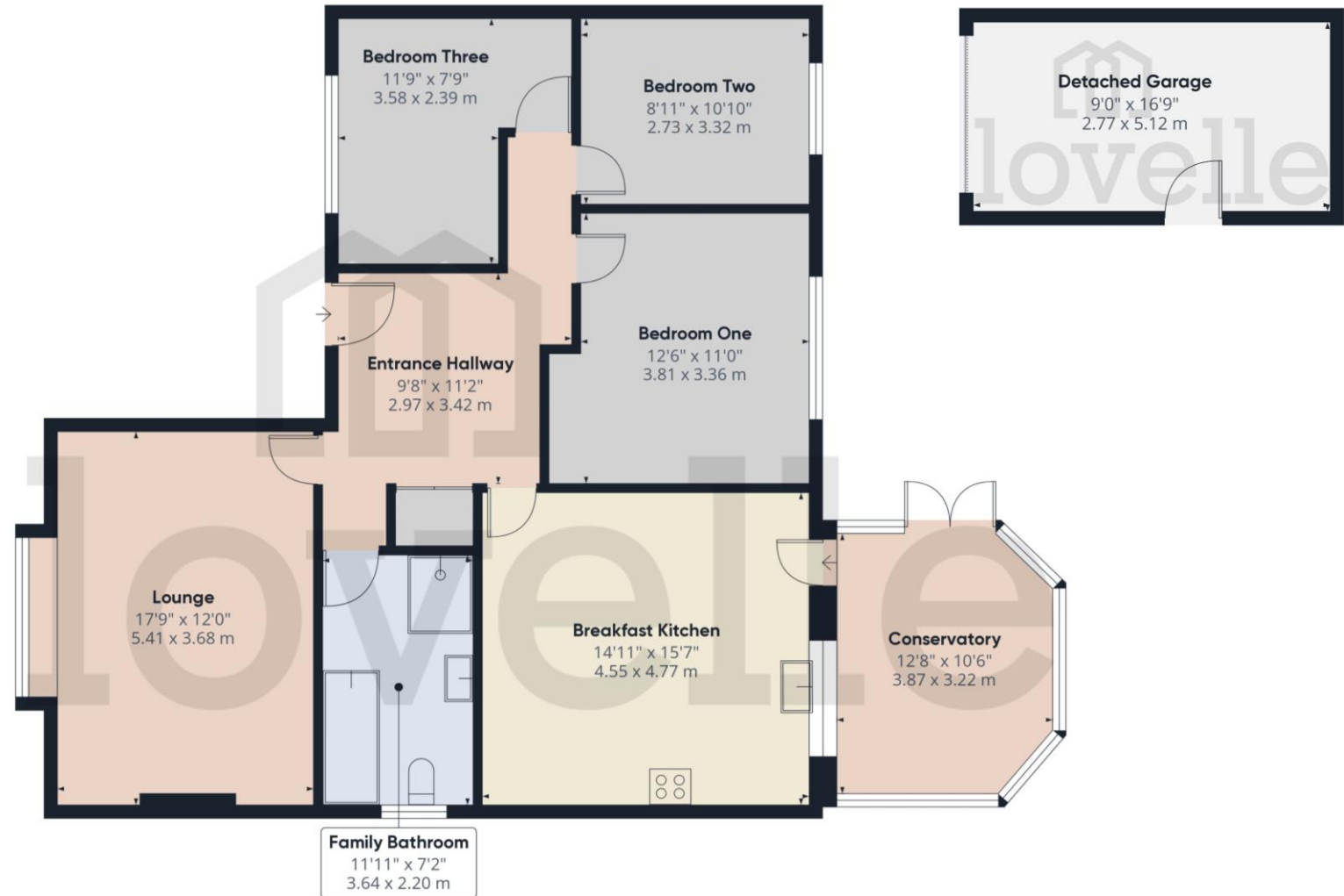
Continuing on, this generously proportioned accommodation includes a bright and airy lounge with a feature fireplace. Further on there is a fully equipped breakfast kitchen with adjacent conservatory overlooking the rear garden. Perfect space to entertain friends and family. Finished with three bedrooms, with all benefitting from a modern family bathroom.

Let's not forget about the rear garden. Laid with artificial lawn and surrounded by wooden fencing and evergreen hedging, overlooking Baysgarth School's playing fields. Finished with a patio area and gravelled flower borders.

Do not hesitate and book a viewing today.



FLOORPLAN



Nicolson Drive, 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		95 A
81-91	B	88 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 2.97m x 3.42m (9'8" x 11'2")

Entered through a composite door into the hallway with doors to all principal rooms.

LOUNGE 5.41m x 3.68m (17'8" x 12'1")

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

BREAKFAST KITCHEN 4.55m x 4.77m (14'11" x 15'7")

Range of wall and base units in a cream finish with contrasting butcher block work surfaces and tiled splash backs. Freestanding cooker with two ovens and a five ring gas hob with an extraction canopy over. Inset white composite sink and drainer with a swan neck mixer tap and an integral dishwasher. Plumbing for a washing machine and space for a tall fridge freezer. Window and a half glazed door to the rear elevation.

CONSERVATORY 3.87m x 3.22m (12'8" x 10'7")

Constructed on a low rise brick wall and fully double glazed. Double opening French doors to the rear garden.

BEDROOM ONE 3.81m x 3.36m (12'6" x 11'0")

Window to the rear elevation.

BEDROOM TWO 2.73m x 3.32m (9'0" x 10'11")

Window to the rear elevation.

BEDROOM THREE 3.58m x 2.39m (11'8" x 7'10")

Window to the front elevation.

FAMILY BATHROOM 3.64m x 2.2m (11'11" x 7'2")

Stylish white four piece suite incorporating a double ended bathtub with a mixer tap, shower cubicle with an electric shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and a chrome effect towel rail radiator.

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Fully block paved offering ample off street parking, while the garage - extra storage space. Finished with mature shrubbery and access to the rear of the property.

DETACHED GARAGE 2.77m x 5.12m (9'1" x 16'10")

Up and over door, power and lighting.

REAR ELEVATION

Fully enclosed rear garden, predominantly laid with artificial lawn and surrounded by mature trees and shrubbery. Great space to entertain family and friends in.

Finished with a patio area, gravelled flower borders and a timber constructed garden shed.

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- 14 Mbps (download speed), 1 Mbps (upload speed),
Superfast- 75 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.

