



Fulford Crescent, New Holland, North Lincolnshire

Offers over £145,000

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 lovella



Key Features

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





DESCRIPTION

****NO CHAIN****

This superb home has been loved by the current owners. Making it ideal for a first time buyer.

The ground floor invites you in through the welcoming hallway. Exploring deeper, the door to the left takes you to the light and airy living room with the adjoining fully equipped kitchen diner. While the first floor offers three bedrooms and a family bathroom.

To complete this home is the rear garden with a lovely paved patio, ideal for relaxing and enjoying a moment to yourself. Not to forget the driveway and a detached garage offering ample off street parking.

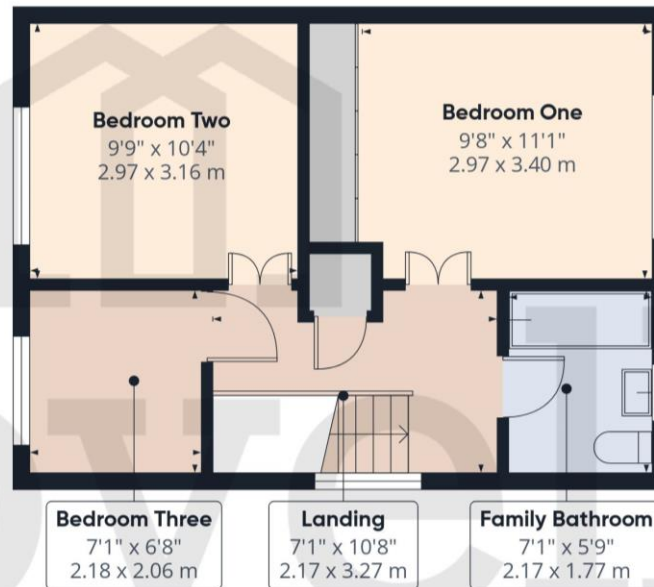
Viewing is An Absolute Must!



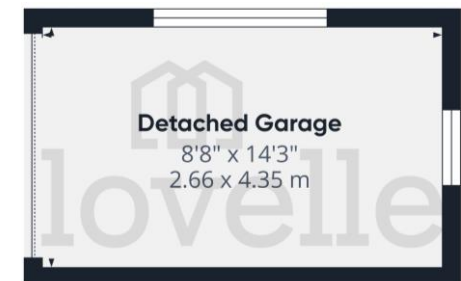
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



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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.

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 1.97m x 1.21m (6'6" x 4'0")

Entered through a UPVC door with sidelights into the hallway. Door to the living room and a staircase to the first floor accommodation.

LIVING ROOM 4.3m x 4.44m (14'1" x 14'7")

Welcoming and cosy room, perfect for the full family to enjoy.

Bow bay window to the front elevation and double opening doors to the kitchen diner.

Finished with a handy under stairs storage cupboard.

KITCHEN DINER 5.21m x 2.71m (17'1" x 8'11")

Range of wall and base units in a cream finish with contrasting work surfaces and tiled splash backs. White composite sink and drainer with a swan neck mixer tap. Inset electric oven, microwave and a four ring hob with an extraction canopy over. Integral dishwasher and plumbing for a washing machine.

Window and patio doors to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 2.97m x 3.4m (9'8" x 11'2")

Fitted bedroom furniture incorporating multiple wardrobes.
Window to the rear elevation.

BEDROOM TWO 2.97m x 3.16m (9'8" x 10'5")

Window to the front elevation.

BEDROOM THREE 2.18m x 2.06m (7'2" x 6'10")

Window to the front elevation.

FAMILY BATHROOM 2.17m x 1.77m (7'1" x 5'10")

Three piece white bathroom suite incorporating a bathtub with an electric shower over and hot and cold water taps, pedestal wash hand basin with hot and cold water taps and a push button WC.
Decorative tiles throughout and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Low maintenance front garden with a driveway, offering ample off street parking and access to the detached garage. Laid fully with gravel and adorned with mature shrubbery.

DETACHED GARAGE *2.66m x 4.35m (8'8" x 14'4")*

Electric door, power and lighting.

REAR ELEVATION

Fully enclosed rear garden, predominantly laid to lawn with a delightful patio area and a further decking area. Perfect to entertain or enjoy a moment to yourself. Finished with mature plantings and trees.

LOCATION

New Holland is located east of Barton-upon-Humber with train and bus services running throughout the day to Barton upon Humber and Habrough/Grimsby/Cleethorpes. There is a Public House, a Primary school, playing field and Chinese take away. The local Secondary school being Baysgarth, is situated in Barton-upon-Humber which is only approximately 4 miles away and provides a bus service. Within the vicinity there is the opportunity to enjoy outdoor pursuits including fishing and sailing clubs, horse riding as well as easy walking access to nature reserves and walks on the Humber Bank. The nearby village of Barrow-upon-Humber offers many facilities together with the town of Barton-upon-Humber, just a few minutes away where there are a vast choice of retail shops, good amenities, doctors, dentists, recreational facilities and a library.

BROADBAND TYPE

Standard- 30 Mbps (download speed), 5 Mbps (upload speed),
Ultrafast- 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - likely,
Indoors - limited,
Available - O2, Vodafone, Three, EE.

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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.

