



Millfields, Barton-upon-Humber, North Lincolnshire

£290,000

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lovelle







## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area: 70 Square Metres
- Lounge & Conservatory
- Fully Equipped Kitchen
- Utility Room & WC
- Three Bedrooms
- Shower Room
- Enclosed Rear & Front Gardens
- Driveway
- Central Location
- EPC rating D







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## DESCRIPTION

**\*\*NO CHAIN\*\***

Enjoying a sizeable plot, situated in a central location, is this spacious detached bungalow. Ready for someone new to make it their own.

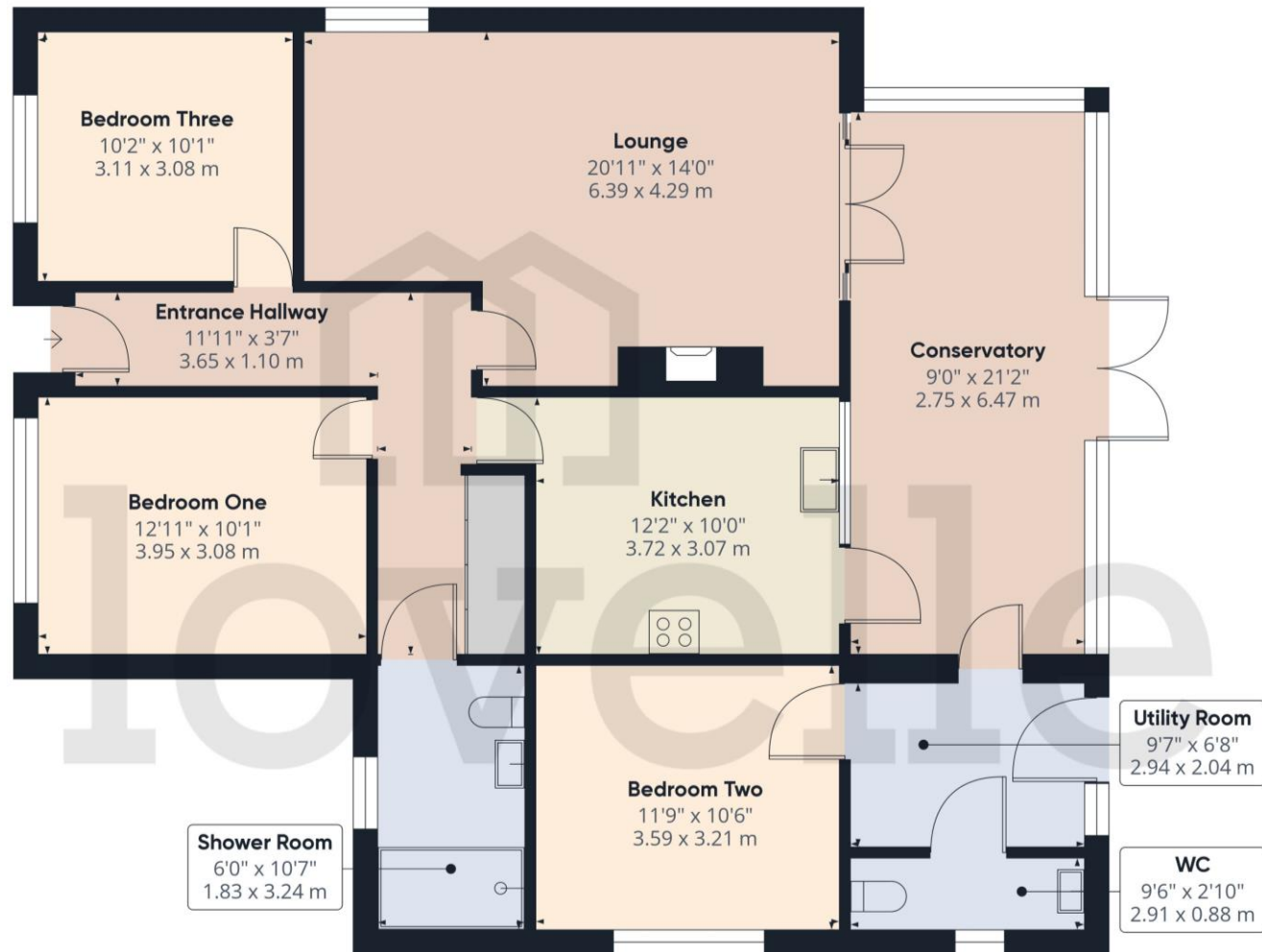
The generously proportioned accommodation includes a bright entrance hallway, welcoming you in to view this property. Straight on is the comfortable lounge with double opening French doors to the conservatory. A lovely space to enjoy the garden from and receive guests in. While to the right are the fully equipped kitchen, utility room and WC. Further on there are three bedrooms, all benefitting from a shower room.

Finished with a delightful rear garden. Mainly laid to gravel with decorative shrubbery, colourful plantings and raised borders. A private driveway provides off street parking and gated access to the rear of the property.

**VIEWING RECOMMENDED!**



## FLOORPLAN



## Millfields, 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		
81-91	B		84 B
69-80	C		
55-68	D	67 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** 3.65m x 1.1m (12'0" x 3'7")

Entered via a half glazed composite door into the hallway. Doors to all principal rooms and fitted wardrobes.

**KITCHEN** 3.72m x 3.07m (12'2" x 10'1")

Range of wall and base units in a cream finish with contrasting work surfaces and upstands. Inset double oven with a warming drawer, microwave and a four ring gas hob with an extraction canopy over. Composite one and a half bowl sink and drainer with a swan neck mixer tap. Integral dishwasher and a tall fridge freezer.

Window and a half glazed UPVC door to the rear elevation.

**UTILITY ROOM** 2.94m x 2.04m (9'7" x 6'8")

Plumbing for a washing machine.

Half glazed UPVC door and a window to the rear elevation.

**WC** 2.91m x 0.88m (9'6" x 2'11")

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap. Chrome effect towel radiator and a window to the side elevation.

**LOUNGE** 6.39m x 4.29m (21'0" x 14'1")

A substantial space with double opening French doors to the conservatory. Finished with an Adam style fireplace housing a cast iron stove, perfect for those cold winter evenings. Finished with a charming dining area.

**CONSERVATORY** 2.75m x 6.47m (9'0" x 21'2")

Constructed on a low rise brick wall and fully double glazed with a polycarbonate roof.

Double opening French doors to the rear garden.



**BEDROOM ONE** 3.95m x 3.08m (13'0" x 10'1")

Range of fitted bedroom furniture incorporating multiple wardrobes, chest of drawers and bedside cabinets.  
Window to the front elevation.

**BEDROOM TWO** 3.59m x 3.21m (11'10" x 10'6")

Window to the side elevation.

**BEDROOM THREE** 3.11m x 3.08m (10'2" x 10'1")

Window to the front elevation.

**SHOWER ROOM** 1.83m x 3.24m (6'0" x 10'7")

Three piece suite incorporating a walk-in shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap.  
Decorative tiles throughout and a window to the front elevation.

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

Predominantly laid to gravel with a driveway to the side, providing ample off street parking for multiple vehicles. Finished with mature shrubbery and colourful plantings.

**REAR ELEVATION**

Substantial rear garden, fully enclosed by fencing and predominantly laid to gravel with a paved patio and raised flower borders. Perfect for outdoor entertaining with your friends or family. Manicured shrubs and trees add to the charm while established colourful plantings add to the whimsical aspect of this private garden. Finished with 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- 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, O2, Vodafone, Three

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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.

