



Welton Close, Barton-upon-Humber, North Lincolnshire

£195,000









## Key Features

- \*\*NO CHAIN\*\*
- Total Floor Area: 53 Square Metres
- Living Room
- Kitchen
- Two Bedrooms
- Shower Room
- Conservatory
- Enclosed Garden
- Ample Driveway
- Detached Garage
- EPC rating C







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## DESCRIPTION

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

This home has been loved by the current owner and this generously proportioned accommodation includes two bedrooms and a spacious shower room. While the living room and conservatory offer great spaces to relax and receive guests in. Not to forget the fully equipped kitchen adding convenience and practicality to this bungalow.

Finishing this home is the rear garden, fully enclosed by fencing and offering privacy from the surrounding properties. Mainly laid to lawn with a patio area with access to the detached garage and driveway.

VIEWING HIGHLY RECOMMENDED!



## FLOORPLAN



Ground Floor Building 1



Ground Floor Building 2

## Welton Close, Barton-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band B

### 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		
69-80	C	69 C	87 B
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.

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**ENTRANCE** 0.93m x 1.24m (3'1" x 4'1")

Entered through a half glazed UPVC door with sidelights into the porch. Doors to the living room.

**LIVING ROOM** 3.63m x 4.41m (11'11" x 14'6")

Bright and airy room with a bay window to the front elevation and a further window to the side elevation. Finished with an electric fire sitting on a granite hearth.

**KITCHEN** 3.36m x 2.56m (11'0" x 8'5")

Range of wall and base units with contrasting work surfaces and tiled splash backs. Freestanding electric cooker with a four ring hob. Composite one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a washing machine, dishwasher and space for further under counter appliances.

Window to the front elevation and a half glazed door to the side elevation.



**BEDROOM ONE** 3.62m x 3.05m (11'11" x 10'0")

Window to the rear elevation.

**BEDROOM TWO** 3.37m x 2.73m (11'1" x 9'0")

Window to the side elevation and sliding patio doors to the conservatory.

**CONSERVATORY** 2.98m x 2.26m (9'10" x 7'5")

Fully double glazed with a polycarbonate roof. Patio doors leading to the rear garden.

**SHOWER ROOM** 1.67m x 2.04m (5'6" x 6'8")

Three piece suite incorporating a walk in shower, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles throughout and a window to the side elevation.

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

Mature front garden with shrubbery, trees and colourful plantings. Gravelled driveway offering ample off street parking and access to the detached garage.

**DETACHED GARAGE** *2.65m x 5.02m (8'8" x 16'6")*

Electric garage door, power and lighting.

**REAR ELEVATION**

Fully laid to lawn and enclosed by wooden fencing and evergreen hedging with a delightful patio area.

**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- 13 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).

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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.

