

Providence Crescent, Barton-upon-Humber, North Lincolnshire

 3  1  1

£175,000

  
lovelle



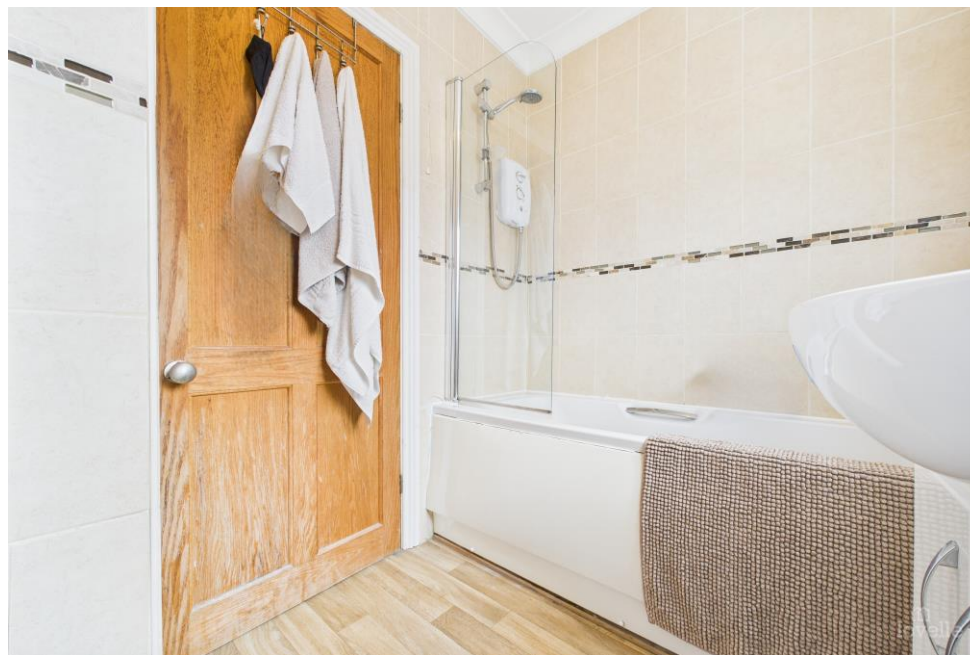


## Key Features

- Total Floor Area:- 76 Square Metres
- Kitchen Diner
- Living Room
- Downstairs WC
- Utility Room & Storage
- Three Bedrooms
- Family Bathroom
- Fully Enclosed Rear Garden
- EPC rating C









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## DESCRIPTION

This semi-detached three bedroom home, featuring a unique mix of comfort and style, is on the market looking for someone to add their own personal touch.

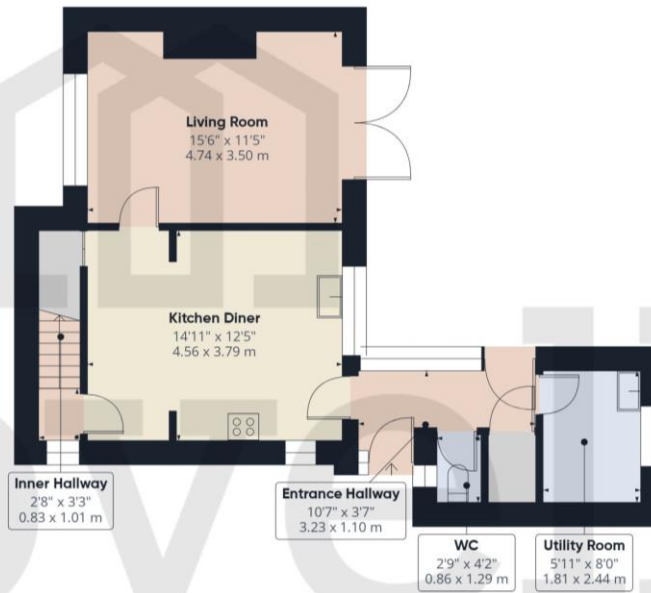
As you approach this property, you are greeted by a sizeable front garden with gated access to the rear. Once inside, the bright hallway invites to explore deeper. To the left is the fully equipped kitchen diner and a spacious living room. To the right - a utility room, WC and extra storage facilities, adding convenience and versatility to the property. While the first floor offers three bedrooms all benefitting from a family bathroom.

Finished with a fully enclosed terraced rear garden with a charming decking and a timber constructed garden shed.

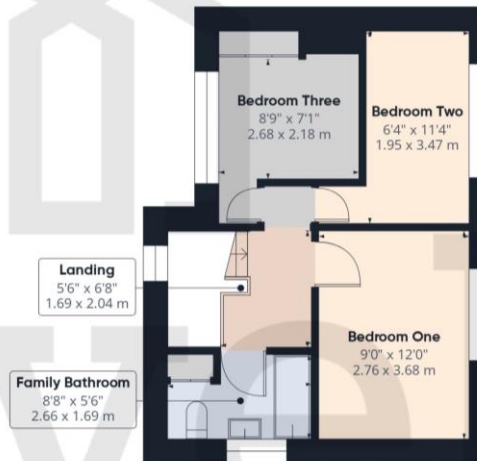
Book a viewing today!



## FLOORPLAN



Ground Floor



Floor 1

## Providence Crescent, Barton-upon-Humber, North Lincolnshire

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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** 3.23m x 1.1m (10'7" x 3'7")

Entered through a composite door with sidelights into the hallway. Doors to the kitchen diner and utility areas.

**KITCHEN DINER** 4.56m x 3.79m (15'0" x 12'5")

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a dishwasher and space for a tall fridge freezer. Freestanding electric cooker with a five ring hob and multiple ovens.

Dual aspect with windows to the rear and side elevation.

Finished with a dining area and a handy under stairs storage cupboard.

Staircase to the first floor accommodation.

**LIVING ROOM** 4.74m x 3.5m (15'7" x 11'6")

Bright and airy room with a window to the front elevation and double opening French doors to the rear elevation. Great space for the family to enjoy.

**UTILITY ROOM** 1.81m x 2.44m (5'11" x 8'0")

Base unit with a contrasting work surface and a round hand wash basin with a mixer tap. Plumbing for a washing machine and space for a tumble dryer. Window to the rear elevation.

**WC** 0.86m x 1.29m (2'10" x 4'2")

High flush WC.

**STORAGE**

Storage shelving.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 2.76m x 3.68m (9'1" x 12'1")

Window to the rear elevation.

**BEDROOM TWO** 1.95m x 3.47m (6'5" x 11'5")

Window to the rear elevation.

**BEDROOM THREE** 2.68m x 2.18m (8'10" x 7'2")

Window to the front elevation and a storage cupboard.

**FAMILY BATHROOM** 2.66m x 1.69m (8'8" x 5'6")

Three piece suite incorporating a bathtub with an electric shower over, vanity wash hand basin with a mixer tap and a push button WC.

Handy storage cupboard and decorative tiles throughout.

Window to the side elevation

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

Fully enclosed by fencing and evergreen hedging with a manicured lawn and gated access to the rear of the property.

**REAR ELEVATION**

A substantial rear garden, fully enclosed by fencing and mature trees. Predominantly laid to lawn with a decking area, perfect for outdoor entertaining family and friends, or to enjoy a moment in the garden. Finished with a timber constructed garden shed for extra storage.

**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- 15 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 52 Mbps (download speed), 8 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.

