



North Street, Barrow-upon-Humber, North Lincolnshire

Offers over £300,000

 3  1  1

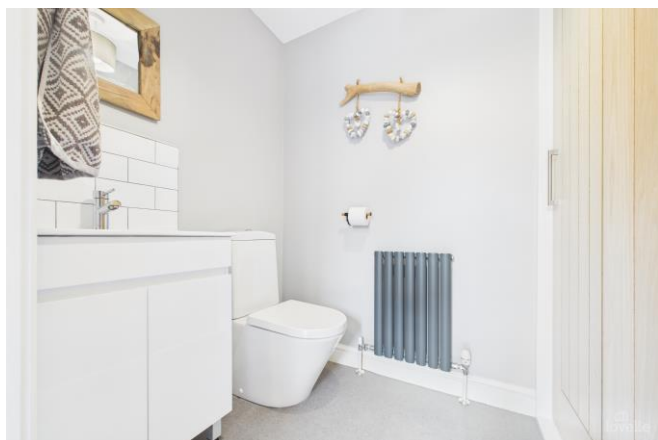
  
lovelle



lovelle

## Key Features

- Total Floor Area:- 112 Square Metres
- Family Kitchen
- Dining & Family Area
- Utility Room & WC
- Three Double Bedrooms
- Family Bathroom
- Spacious Rear & Front Gardens
- Driveway
- Central Village Location
- EPC rating C





---

## DESCRIPTION

This detached bungalow is ideal for those looking to downsize or escape the busy city lifestyle.

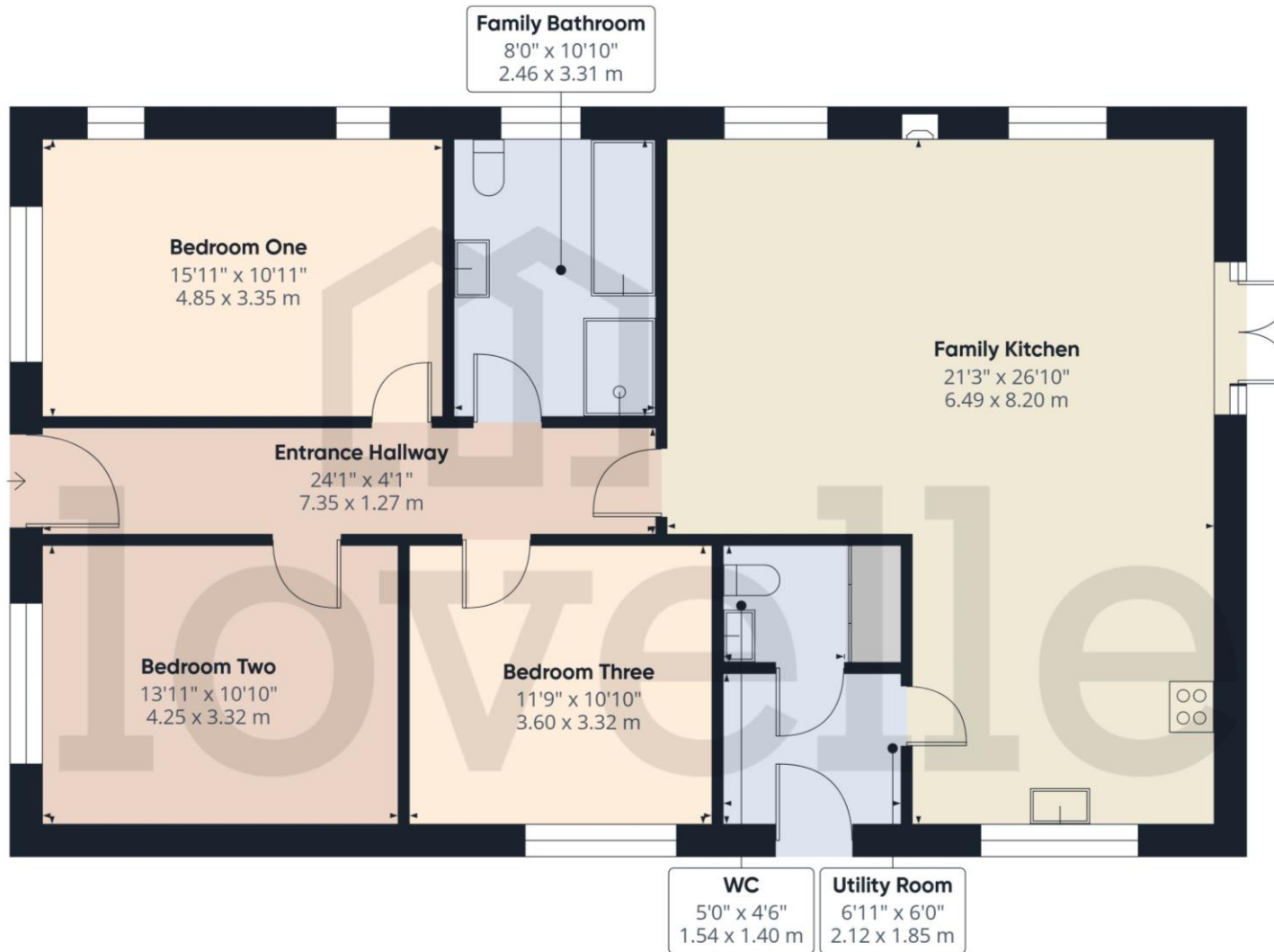
Boasting well proportioned accommodation to include a family kitchen with a dining area and space for the family to relax in. Not to forget the adjacent utility room and WC, adding convenience and versatility to the property. While the three bedrooms offer comfortable accommodation with all benefitting from a stylish family bathroom.

Outside, there are enclosed front and rear gardens. Surrounded by fencing, evergreen shrubbery and mature trees, offering privacy from the surrounding properties. Finished with a driveway and gated access to the property.

VIEWING IS ESSENTIAL!



## FLOORPLAN



## North Street, Barrow-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		83 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** 7.35m x 1.27m (24'1" x 4'2")

Entered through a half glazed composite door into the hallway. Doors to all principal rooms.

**FAMILY KITCHEN:** 6.49m x 8.2m (21'4" x 26'11")

**KITCHEN**

Range of wall and base units in a white finish offering ample storage with contrasting quartz work surfaces and upstands. Inset stainless steel one and half bowl sink and drainer with a swan neck mixer tap. Two integral electric ovens and a five ring gas hob with an extraction canopy over. Integral dishwasher, a full length refrigerator and a full length freezer. Finished with a full length larder unit.

Window to the side elevation and door to the utility areas.

**DINING AREA**

Bright and airy room with double opening French doors to the rear garden. Great space to entertain guests and family in.

**FAMILY AREA**

Spacious room with a brick fireplace, adding rustic charm to this property. Housing a cast iron wood burner, perfect for cold winter evenings.

Two windows to the side elevation.

**UTILITY ROOM** 2.12m x 1.85m (7'0" x 6'1")

Wall cupboards and a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer. Half glazed UPVC door to the side elevation.

**WC** 1.54m x 1.4m (5'1" x 4'7")

Two piece suite incorporating a vanity hand wash basin with a mixer tap and a push button WC. Storage cupboard.

**BEDROOM ONE** 4.85m x 3.35m (15'11" x 11'0")

Dual aspect with windows to the front and side elevation.

**BEDROOM TWO** 4.25m x 3.32m (13'11" x 10'11")

Window to the front elevation.

**BEDROOM THREE** 3.6m x 3.32m (11'10" x 10'11")

Window to the side elevation.

**FAMILY BATHROOM** 2.46m x 3.31m (8'1" x 10'11")

Four piece bathroom suite incorporating a freestanding bathtub with a mixer tap and a shower attachment, shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Tiles to the wet areas and a window to the side elevation.

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

Charming front garden, partially enclosed by evergreen hedging and predominantly laid to lawn with a driveway providing off-street parking. (Shared driveway between two properties)

**REAR ELEVATION**

Charming rear garden with a covered patio area and a manicured lawn. Enclosed by evergreen hedging making it private and secluded. Laid to lawn with mature shrubbery, trees and colourful plantings adorning the boundaries. Great for outdoor entertaining family and guests. Finished with three timber constructed garden sheds with two benefitting from electrical supply and one from an internet connection. Additionally there are wood storage shelters.

**LOCATION**

Barrow-upon-Humber is a highly regarded residential village, with local shops, two pubs, excellent recreational facilities, a pharmacy, garage, garden centre, a Primary School and Churches. Baysgarth coeducational Secondary School, situated in the market town of Barton upon Humber only a short drive away.

**BROADBAND TYPE**

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 66 Mbps (download speed), 14 Mbps (upload speed),  
Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

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

\*

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.

