



Townside, East Halton, North Lincolnshire

Guide price £195,000

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  2
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lovelle



## Key Features

- **\*\*NO CHAIN\*\***
- Immediate 'Exchange of Contracts' Available
- Sold via 'Secure Sale'
- Total Floor Area: 117 Square Metres
- Kitchen Diner
- Living Room
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Stable Block
- Garage & Driveway
- EPC rating D







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## DESCRIPTION

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

**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £195,000**

Situated in the village of East Halton is this deceptively spacious home. Perfect for a family or someone looking to escape the busy city lifestyle.

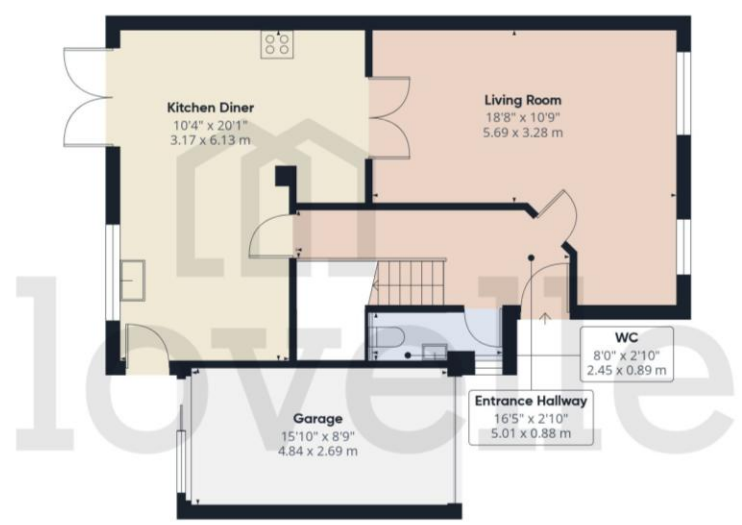
This home has been loved and cared for by the current owners and this generously proportioned accommodation includes three bedrooms all benefitting from a family bathroom and an en-suite. While the living room and fully equipped kitchen diner create versatile living accommodation.

And finally, the sizeable rear garden provides great space for outdoor entertainment or somewhere to relax and enjoy a quiet moment. Fully laid to lawn and finished with a stable block, adding versatility and potential to the property. Not to forget, the garage and driveway providing ample off street parking.

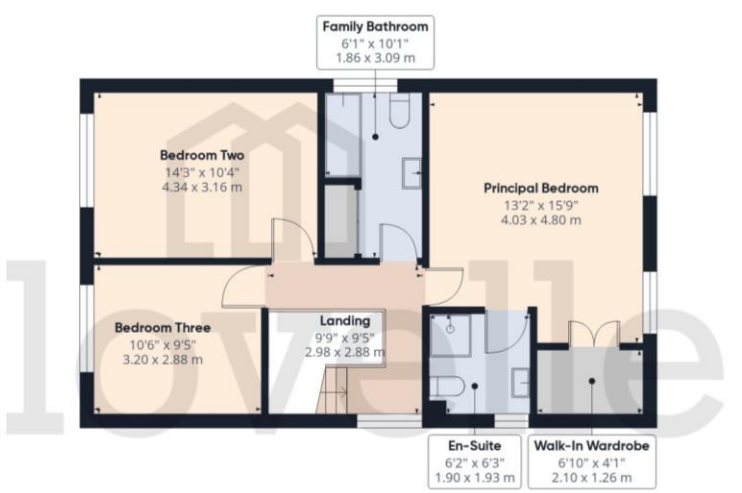
**VIEWING HIGHLY RECOMMENDED!**



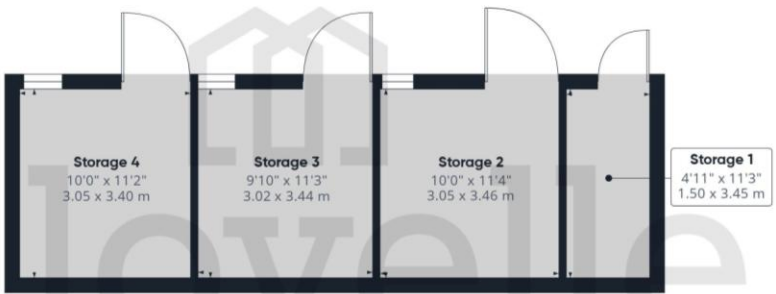
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

## Townside, East Halton, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band D

### 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.lovell.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		82 B
69-80	C		
55-68	D	56 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** 5.01m x 0.88m (16'5" x 2'11")

Entered through a glazed UPVC door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

**WC** 2.45m x 0.89m (8'0" x 2'11")

Two piece suite incorporating a push button WC and a corner mounted wash hand basin with a mixer tap.

Window to the side elevation.

**LIVING ROOM** 5.69m x 3.28m (18'8" x 10'10")

Bright and airy room with two windows to the front elevation and double opening doors to the kitchen diner.

**KITCHEN DINER** 3.17m x 6.13m (10'5" x 20'1")

Range of wall and base units in a cream finish with contrasting butcher block work surfaces and tiled splash backs. Plumbing for a washing machine and space for an American style fridge freezer, wine cooler. Inset electric oven and a four ring hob with an extraction canopy over. White composite sink and drainer with a swan neck mixer tap.

Half glazed UPVC door to the side elevation and a window and double opening French doors to the rear elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 4.03m x 4.8m (13'2" x 15'8")

Two windows to the front elevation. Doors to the en-suite and walk-in wardrobe.

**EN-SUITE** 1.9m x 1.93m (6'2" x 6'4")

Three piece suite incorporating a push button WC, pedestal wash hand basin with a mixer tap and a shower cubicle with a rain shower over. Window to the side elevation.

**WALK-IN WARDROBE** 2.1m x 1.26m (6'11" x 4'1")

Clothing rails and shelving.

**BEDROOM TWO** 4.34m x 3.16m (14'2" x 10'5")

Window to the rear elevation.

**BEDROOM THREE** 3.2m x 2.88m (10'6" x 9'5")

Window to the rear elevation.

**FAMILY BATHROOM** 1.86m x 3.09m (6'1" x 10'1")

Three piece suite incorporating a push button WC, vanity wash hand basin with hot and cold water taps and a bathtub with a shower over. Window to the side elevation and ceramic tiles throughout.

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

Predominantly laid to lawn with a driveway to the side offering ample off street parking and access to the garage.

**GARAGE** 4.84m x 2.69m (15'11" x 8'10")

Up and over door, power and lighting.

**REAR ELEVATION**

Spacious and private are two words to describe this rear garden. Fully enclosed by fencing and evergreen hedging. Laid to lawn with a patio area and access to the stable block.

**STABLE BLOCK:**

**STORAGE 1** 1.5m x 3.45m (4'11" x 11'4")

**STORAGE 2** 3.05m x 3.46m (10'0" x 11'5")

**STORAGE 3** 3.02m x 3.44m (9'11" x 11'4")

**STORAGE 4** 3.05m x 3.4m (10'0" x 11'2")

**LOCATION**

The village of East Halton is approximately seven miles from Barton-upon-Humber and only three miles away from Thornton Abbey and the Railway Station where trains run to Habrough, Grimsby, Cleethorpes, Barton-upon-Humber and connect with a bus to Hull. Alternatively, driving five miles direct to Habrough Railway Station enables connections to main line routes, i.e. Doncaster for London, Grimsby and Cleethorpes. This historic village dates back to the 17th Century and has various amenities including a Primary School, Public House, Village Hall, Churches and Corner Shop with Post Office.



**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), 1000 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - OK,  
Available - O2, EE, Three, 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 Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

**Legal Pack**

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



