



Eastfield Road, Barton-upon-Humber, North Lincolnshire

Asking Price £425,000

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 lovella







## Key Features

- **\*\*NO CHAIN\*\***
- Total Living Area: 220 Square Metres
- Lounge
- Family Kitchen
- Utility Room
- Four Double Bedrooms
- Two Bathrooms & En-Suite
- Double Detached Garage
- Driveway
- Enclosed Rear & Side Gardens
- EPC rating C







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## DESCRIPTION

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

Enjoying a sizeable plot is this versatile detached dormer bungalow.

Pulling up to the property, it immediately evokes a sense of privacy thanks to the fencing surrounding it. While the driveway offers ample off-street parking and access to the detached garage.

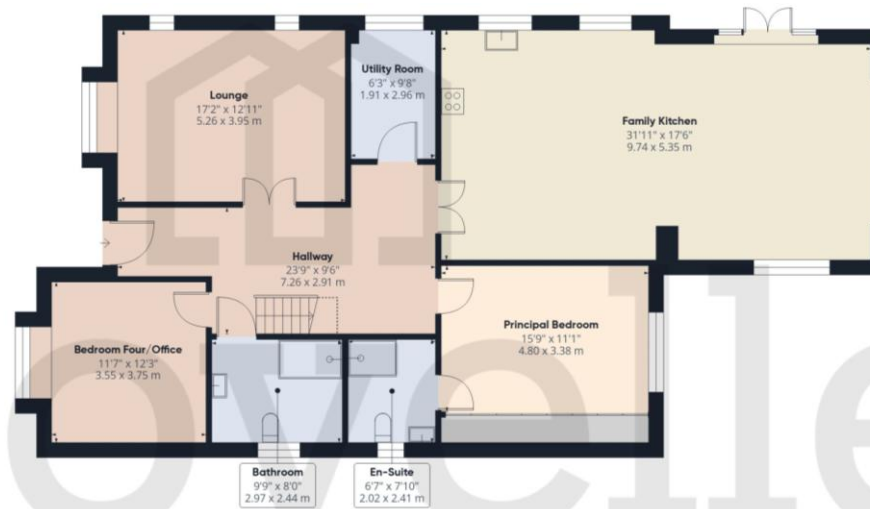
The generously proportioned accommodation includes a spacious family kitchen and a further lounge with the adjacent utility room. Not to forget the downstairs bathroom and two ground floor bedrooms with the principal one benefitting from an en-suite shower room, adding versatility and convenience. While the first floor offers two further bedrooms and a family bathroom.

Finishing this home is the rear garden. Mainly laid with artificial lawn and surrounded by decorative shrubbery and colourful flower borders. With a delightful patio area for relaxing and entertaining family and friends.

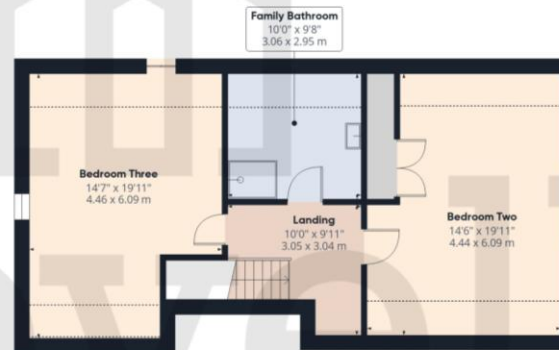
**VIEWING RECOMMENDED!**



## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



## Eastfield Road, Barton-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band F

### 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	80 C	85 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** 7.26m x 2.91m (23'10" x 9'6")

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

**LOUNGE** 5.26m x 3.95m (17'4" x 13'0")

Quaint room with a feature Adam style fireplace housing an electric fire, adding charm to this space.

Dual aspect with windows to the side and front elevation.

**FAMILY KITCHEN:** 9.74m x 5.35m (32'0" x 17'7")

**KITCHEN**

Range of wall and base units in a white finish offering ample storage with contrasting granite work surfaces and upstands. Inset stainless steel one and half bowl sink and drainer with a swan neck mixer tap. Two integral Neff ovens and a five ring gas hob with an extraction canopy over. Integral dishwasher and an American style refrigerator. Finished with an island and a breakfast bar.

Windows to the side elevation.

**DINING AREA**

Great space to gather for family meals or entertain guests.

**FAMILY AREA**

Bright and airy room with double opening French doors to the side elevation and bi-fold doors to the rear garden. Bridging the gap between indoors and outdoors, making it a great space to relax in.

**UTILITY ROOM** 1.91m x 2.96m (6'4" x 9'8")

Larder unit and a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer, housing the combination boiler. Window to the side elevation



**PRINCIPAL BEDROOM** 4.8m x 3.38m (15'8" x 11'1")

Fitted bedroom furniture incorporating multiple wardrobes.

Window to the rear elevation and a door to the en-suite.

**EN-SUITE** 2.02m x 2.41m (6'7" x 7'11")

Three piece suite incorporating a walk-in shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap.

Waterproof panelling to the wet areas and a chrome effect towel rail radiator.

Window to the side elevation.

**BEDROOM FOUR/OFFICE** 3.55m x 3.75m (11'7" x 12'4")

Window to the front elevation.

**BATHROOM** 2.97m x 2.44m (9'8" x 8'0")

Three piece suite incorporating a walk-in shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap.

Waterproof panelling to the wet areas and a chrome effect towel rail radiator.

Window to the side elevation.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM TWO** 4.44m x 6.09m (14'7" x 20'0")

Window to the rear elevation and a walk-in wardrobe.

**BEDROOM THREE** 4.46m x 6.09m (14'7" x 20'0")

Window to the front elevation and two further roof windows to the side elevation. Eaves storage.

**FAMILY BATHROOM** 3.06m x 2.95m (10'0" x 9'8")

Three piece suite incorporating a walk-in shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap.

Waterproof panelling to the wet areas and a roof window to the side elevation.

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

Fully block paved offering ample off-street parking and access to the garage and rear garden.

**DOUBLE DETACHED GARAGE** *6.15m x 5.63m (20'2" x 18'6")*

Electric garage doors, power and lighting.

**REAR ELEVATION**

Substantial rear garden, fully enclosed by fencing and mature shrubbery with a backdrop of trees and a meadow. Predominantly laid with artificial lawn and offering multiple seating areas and a delightful gazebo. Perfect for those moments to reflect and enjoy the garden. Functional yet beautiful are two words to describe this space.

**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- 17 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 71 Mbps (download speed), 16 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Good,  
Available - O2, Vodafone, Three, EE.

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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.

