



Bradwell Close, Barton-upon-Humber, North Lincolnshire

Offers over £255,000







## Key Features

- Total Floor Area:- 77 Square Metres
- Elevated Plot
- Recently Renovated
- Kitchen Diner
- Lounge
- Three Bedrooms
- Stylish Family Bathroom
- Conservatory
- Detached Garage
- Private Rear Garden
- EPC rating D









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## DESCRIPTION

At Bradwell Close you will find this recently renovated detached bungalow nestled in a peaceful neighbourhood.

Opening with a spacious hallway incorporating a handy utility cupboard. Further on, there is a sumptuous lounge with a striking modern fireplace, acting as a grounding feature. Not to forget the kitchen diner with its adjacent conservatory, double glazed with French doors leading to the rear garden. Finished with three generous bedrooms and a stylish family bathroom.

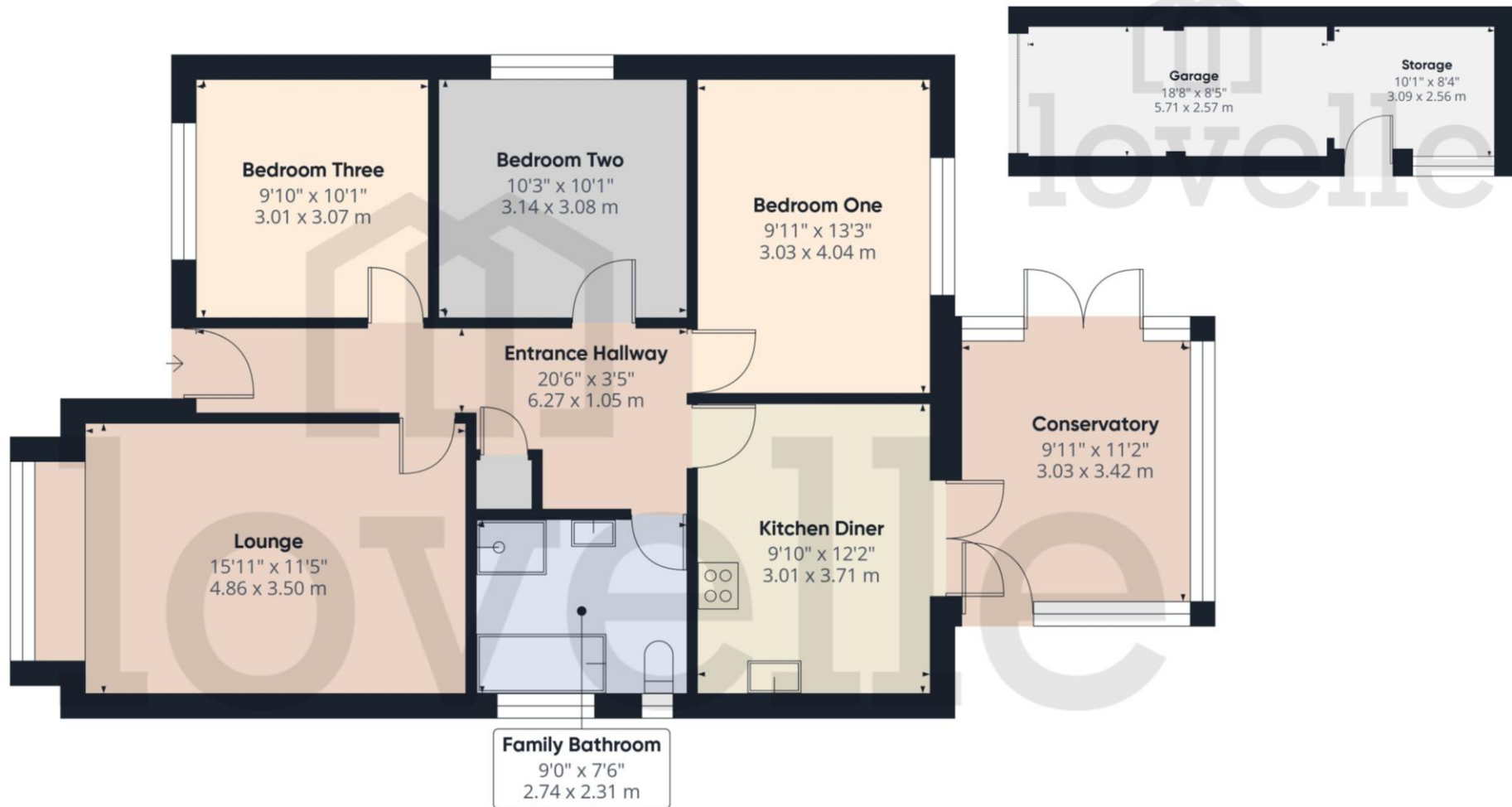
Once you have finished exploring this bungalow, you find yourself in the rear garden. Boasting a generously-sized detached garage, ensuring secure off-street parking and additional storage.

Staying at this property lets you enjoy the convenience of nearby amenities; Tesco and Lidl Superstores are a quick drive away for your grocery needs, Baysgarth School is available for quality education, the Barton-upon-Humber train station ensures easy commutes and Starbucks provides your daily caffeine fix.

Experience the perfect blend of private and city living at this enviable location. Don't miss out on this fantastic opportunity!



## FLOORPLAN



## Bradwell Close, Barton-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		
55-68	D	66 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** 6.27m x 1.05m (20'7" x 3'5")

Entered through a composite door into a spacious hallway. Doors to all principal rooms and a utility cupboard with plumbing for a washing machine.

**LOUNGE** 4.86m x 3.5m (15'11" x 11'6")

Bright and airy room with a bow bay window to the front elevation flooding it with light.

Feature modern fireplace adding a touch of sophistication to this space.

**KITCHEN DINER** 3.01m x 3.71m (9'11" x 12'2")

Range of wall and base units in a dove grey finish with contrasting quartz work surfaces and upstands. Inset white sink and drainer with a swan neck mixer tap. Inset electric oven, microwave and a four ring hob with an extraction canopy over.

Double opening French doors to the conservatory.

**CONSERVATORY** 3.03m x 3.42m (9'11" x 11'2")

Constructed on a low rise brick wall, double glazed with a polycarbonate roof.

Double opening French doors to the rear garden and patio.



**BEDROOM ONE** 3.03m x 4.04m (9'11" x 13'4")

Window to the rear elevation.

**BEDROOM TWO** 3.14m x 3.08m (10'4" x 10'1")

Window to the side elevation.

**BEDROOM THREE** 3.01m x 3.07m (9'11" x 10'1")

Window to the front elevation.

**FAMILY BATHROOM** 2.74m x 2.31m (9'0" x 7'7")

Four piece bathroom suite incorporating a walk in shower cubicle with a shower over, bathtub with a mixer tap, push button WC and a vanity wash hand basin with a mixer tap. Towel rail radiator and decorative tiles throughout.

Two windows to the side elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Substantial front garden with a driveway offering ample off street parking and access to the detached garage and rear of the property. Mature trees and shrubbery provide screening and privacy from surrounding properties.

### **DETACHED GARAGE** *5.71m x 2.57m (18'8" x 8'5")*

Up and over door, power and lighting.

### **STORAGE** *3.09m x 2.56m (10'1" x 8'5")*

### **REAR ELEVATION**

Fully enclosed by wooden fencing and mature trees, shrubbery. Lovely patio area provides the perfect space to entertain or enjoy a moment to yourself.

While the steps take you to a hidden seating area overlooking the delightful lawn.

## **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- 76 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
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.

