



Pasture Road, Barton-upon-Humber, North Lincolnshire

Offers over £122,500

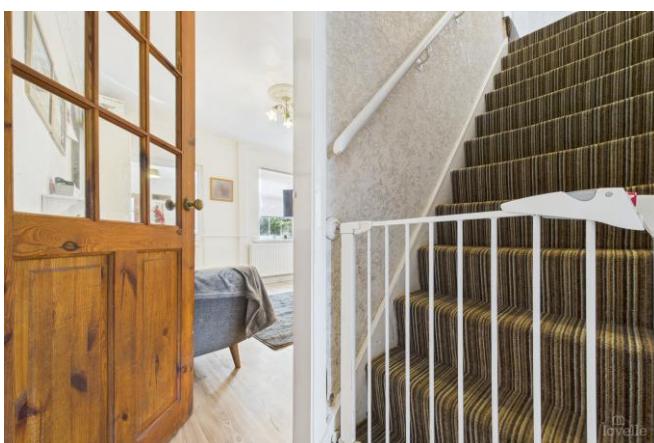
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## Key Features

- Total Floor Area: 60 Square Metres
- Spacious Lounge
- Dining Room
- Galley Style Kitchen
- Downstairs Bathroom
- Two Bedrooms
- Courtyard & Rear Garden
- Close to Transport Links
- EPC rating E





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## DESCRIPTION

This traditional terraced property is ideal for those looking for their first home, to add to their property portfolio, or those looking to downsize.

Boasting well proportioned accommodation to include a lounge and a dining room. Not to forget, the fully equipped galley style kitchen overlooking the courtyard and the adjacent downstairs bathroom. While the first floor offers two double bedrooms.

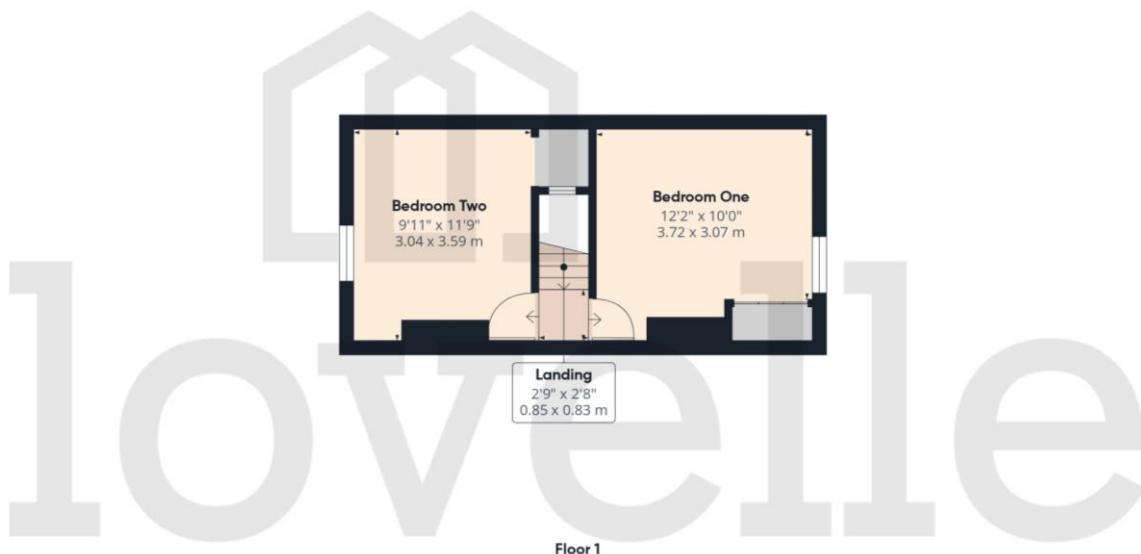
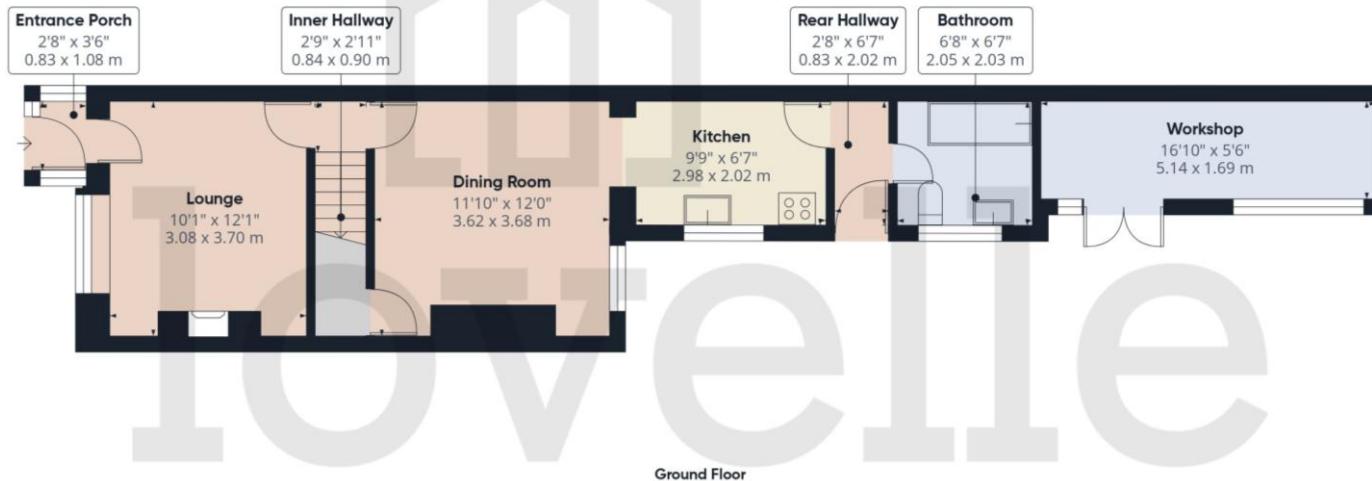
Outside, there is a low maintenance courtyard and a spacious rear garden. Fully enclosed by fencing and adorned with mature trees and shrubbery. Finished with a workshop, offering endless possibilities.

Shared access that leads through to the neighbouring properties.

**VIEWING IS ESSENTIAL!**



## FLOORPLAN



## Pasture Road, 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

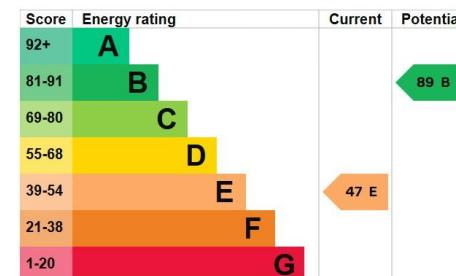
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not 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.



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** 0.83m x 1.08m (2'8" x 3'6")

Entered through a half glazed UPVC door into the lounge via porch. Door to the dining room and a staircase to the first floor accommodation.

**LOUNGE** 3.08m x 3.7m (10'1" x 12'1")

Spacious room with a feature cast iron log burner, adding rustic charm to this property.

Window to the front elevation.

**DINING ROOM** 3.62m x 3.68m (11'11" x 12'1")

Bright and airy room with a feature Adam style fireplace surround. Archway to the kitchen and a window to the rear elevation. Handy under stairs storage cupboard.

**KITCHEN** 2.98m x 2.02m (9'10" x 6'7")

Range of wall and base units with contrasting work surfaces. Stainless steel sink and drainer with a swan neck mixer tap. Freestanding electric stove with a four ring hob. Plumbing for a washing machine and further spaces for under counter appliances.

Window to the side elevation.

**BATHROOM** 2.05m x 2.03m (6'8" x 6'8")

Three piece bathroom suite incorporating a bathtub with a shower over and a mixer tap, low flush WC and a pedestal wash hand basin with hot and cold water taps. Ceramic tiles to the wet areas and a window to the side elevation.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 3.72m x 3.07m (12'2" x 10'1")

Window to the rear elevation and a fitted wardrobe.

**BEDROOM TWO** 3.04m x 3.59m (10'0" x 11'10")

Window to the front elevation. Handy storage cupboard.

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

Partially enclosed by a low rise brick wall. Predominantly laid to lawn with a concrete walkway leading to the house.

**REAR ELEVATION**

Lovely rear courtyard and garden with shared access between properties. Fully enclosed by metal, wooden fencing and brick walls making it private and secluded. Predominantly laid to lawn and adorned with mature trees, shrubbery and plantings. Great for outdoor entertaining family and guests.

**WORKSHOP 5.14m x 1.69m (16'11" x 5'6")**

Plumbing for a washing machine, power and lighting.

**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- 16 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast- 1000 Mbps (download speed), 600 Mbps (upload speed),

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
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.

