



Hallam Close, Barrow-upon-Humber, North Lincolnshire

Offers over £240,000

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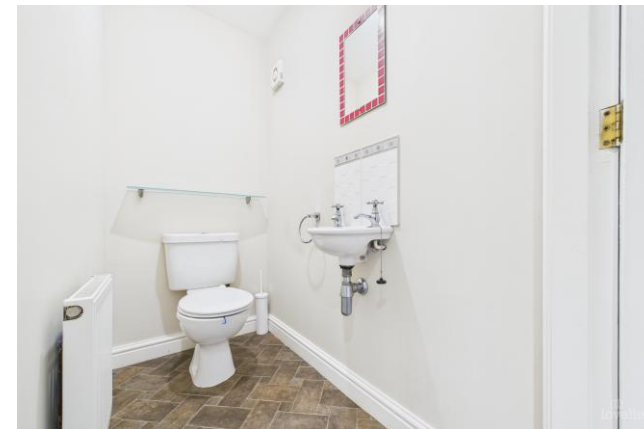

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Key Features

- ****NO CHAIN****
- Total Floor Area:- 127 Square Metres
- Quiet Cul-De-Sac
- Kitchen Diner
- Dining Room & Lounge
- Downstairs WC & Utility Room
- Four Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear & Side Garden
- Integral Garage
- EPC rating D





DESCRIPTION

Enjoying a corner plot is this detached property. Ready for new owners to make it their own.

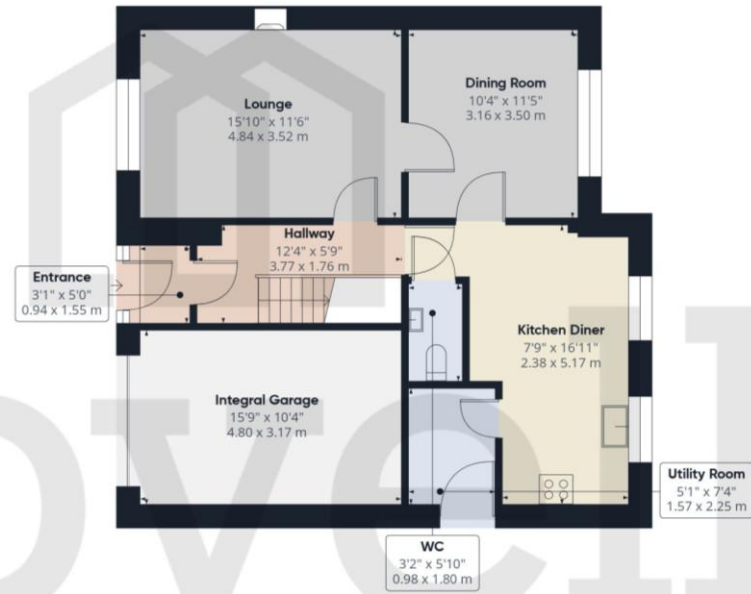
The generously proportioned accommodation invites you into a bright entrance hallway. As you make your way through, you are greeted by a fully equipped kitchen diner with adjacent utility room and downstairs WC. With the dining room and lounge merging together creating a fabulous space for those who love to entertain or simply pause and enjoy the views of the rear garden. While the first floor boasts four bedrooms, with the principal one having an en-suite and the rest benefitting from a family bathroom.

Outside there are attractive rear and side gardens. Laid to lawn with mature trees, shrubbery and with multiple seating areas. Perfect for a family or somebody who enjoys nature and being outdoors. Finished with a driveway providing off street parking and access to the integral garage.

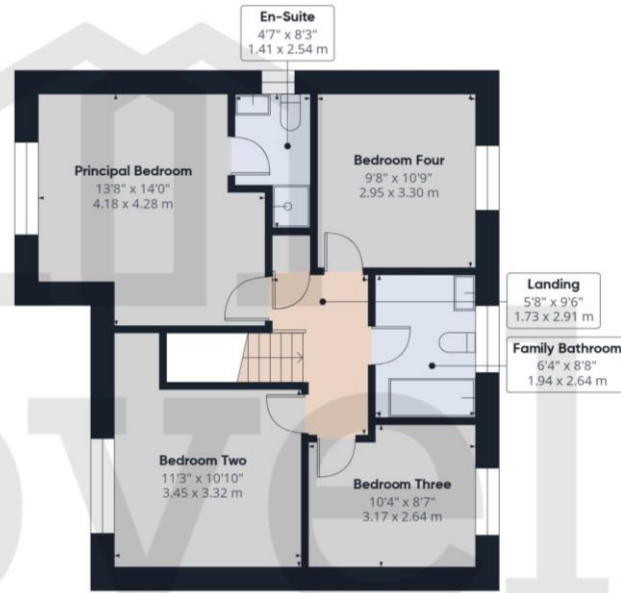
We anticipate a high demand for this property, viewing is highly recommended!



FLOORPLAN



Ground Floor



Floor 1

Hallam Close, Barrow-upon-Humber, 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		81 B
69-80	C		
55-68	D	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 3.77m x 1.76m (12'5" x 5'10")

Entered through a UPVC door with sidelights into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation and a handy under stairs cupboard.

LOUNGE 4.84m x 3.52m (15'11" x 11'6")

A light and airy room with a feature Adam style fireplace housing an electric fire.
Window to the front elevation and a door to the dining room.

KITCHEN DINER 2.38m x 5.17m (7'10" x 17'0")

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a 4 ring gas hob with an extraction canopy over. Space for a tall fridge freezer. Doors to utility room and WC.
Two windows to the rear elevation.

DINING ROOM 3.16m x 3.5m (10'5" x 11'6")

Window to the rear elevation.

WC 0.98m x 1.8m (3'2" x 5'11")

Two piece suite incorporating a push button WC and a wall mounted wash hand basin with hot and cold water taps.

UTILITY ROOM 1.57m x 2.25m (5'2" x 7'5")

Plumbing for a washing machine and space for a tumble dryer.
Half glazed UPVC door to the side elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 4.18m x 4.28m (13'8" x 14'0")

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

EN-SUITE 1.41m x 2.54m (4'7" x 8'4")

Three piece suite incorporating a shower cubicle with an electric shower over, push button WC and a pedestal wash hand basin with hot and cold water taps. Tiles to the wet areas and a window to the side elevation.

BEDROOM TWO 3.45m x 3.32m (11'4" x 10'11")

Window to the front elevation.

BEDROOM THREE 3.17m x 2.64m (10'5" x 8'8")

Window to the rear elevation.

BEDROOM FOUR 2.95m x 3.3m (9'8" x 10'10")

Window to the rear elevation.

FAMILY BATHROOM 1.94m x 2.64m (6'5" x 8'8")

Three piece suite incorporating a bathtub with an electric shower over and hot and cold water taps, push button WC and a pedestal wash hand basin with hot and cold water taps.

Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Fully laid to lawn with a driveway providing ample of street parking and access to the integral garage.

INTEGRAL GARAGE *4.8m x 3.17m (15'8" x 10'5")*

Up and over door, power and lighting.

REAR ELEVATION

Fully laid to lawn with a decking area and a further patio, offering great seating arrangements. Adorned with mature trees and shrubbery offering privacy from the surrounding properties. Finished with a timber constructed garden shed.

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- 18 Mbps (download speed), 1 Mbps (upload speed),
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Good,
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.

