



Marsh Lane, Barton-upon-Humber, North Lincolnshire

Offers over £170,000





Key Features

- ****NO CHAIN****
- Total Floor Area:- 93 Square Metres
- Close to Public Transport Links
- Lounge & Dining Room
- Galley Style Kitchen
- Utility Room
- Two Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Detached Garage & Driveway
- EPC rating D





DESCRIPTION

****NO CHAIN****

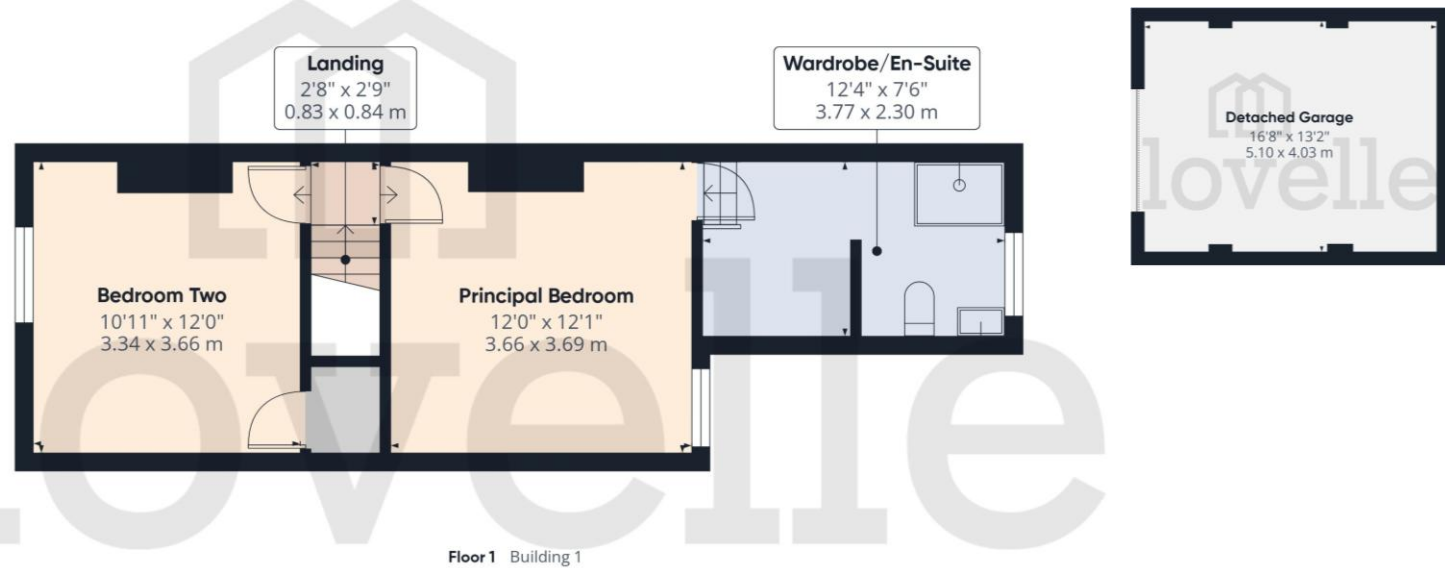
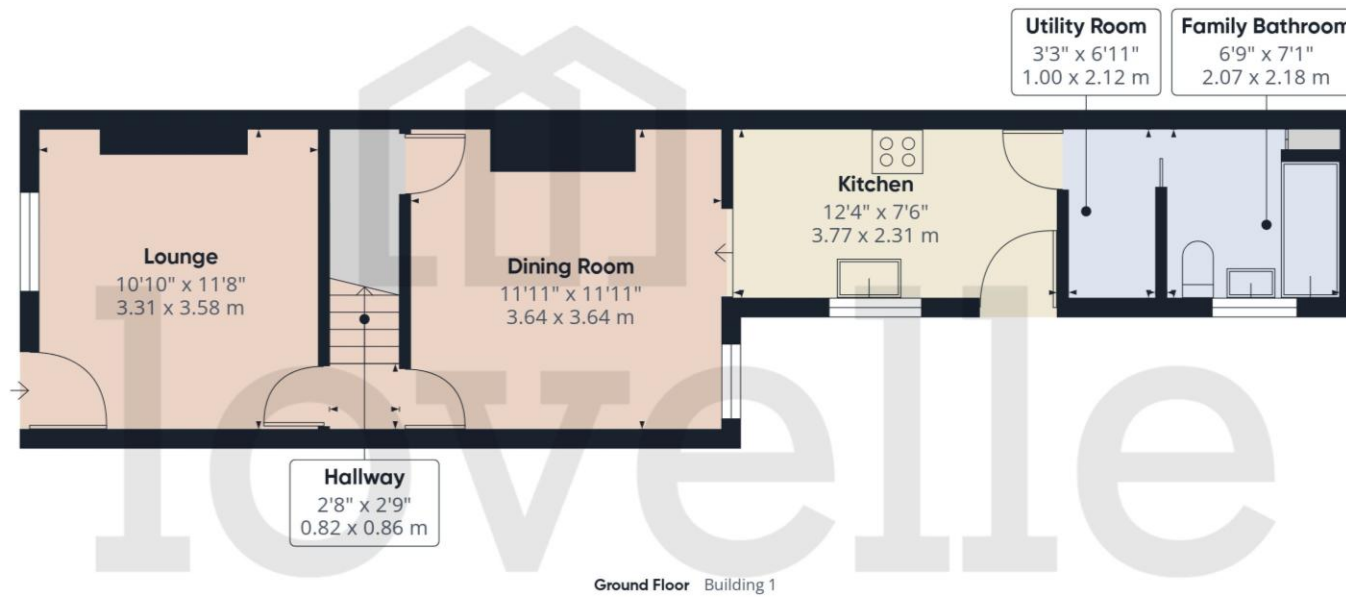
Opening with a driveway and gated access to the rear is this end of terrace home. As you enter, a generous lounge with a log burner invites you deeper. Further on there is a dining room and a galley style kitchen, perfect to entertain guests and family or enjoy views of the garden. Adjacent are a utility room and a family bathroom, adding convenience and versatility to the property. While the first floor offers two bedrooms with the principal one benefitting from an en-suite and a walk-in wardrobe.

As you make your way out to the garden, you are surrounded by colourful plantings and mature trees. Offering multiple seating areas and a detached garage.

Only by viewing will you fully appreciate the ambiance of this generously proportioned home.



FLOORPLAN



Marsh Lane, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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.

Follow us on:



ENTRANCE

Entered through a glazed composite door into the lounge.

LOUNGE 3.31m x 3.58m (10'11" x 11'8")

Bright room with a window to the front elevation flooding it with light.

Feature cast iron log burner adding rustic charm to this space.

DINING ROOM 3.64m x 3.64m (11'11" x 11'11")

Spacious room with an archway to the kitchen creating an open plan feel. Window to the rear elevation with views of the garden. Finished with a handy under stairs cupboard.

KITCHEN 3.77m x 2.31m (12'5" x 7'7")

Galley style kitchen with a range of wall and base units with contrasting work surfaces and upstands. Inset electric oven and a four ring induction hob with an extraction canopy over. Inset dishwasher and white composite sink and drainer with a swan neck mixer tap.

Window and a half glazed UPVC door to the side elevation and an archway to the utility room and family bathroom.

UTILITY ROOM 1m x 2.12m (3'4" x 7'0")

Plumbing for a washing machine and space for a tumble dryer.

FAMILY BATHROOM 2.07m x 2.18m (6'10" x 7'2")

Three piece bathroom suite incorporating a bathtub with hot and cold water taps, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles throughout, storage cupboard housing the combination boiler and a window to the side elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.66m x 3.69m (12'0" x 12'1")

Window to the rear elevation overlooking the park and rear garden, door to the en-suite.

WADROBE/EN-SUITE 3.77m x 2.3m (12'5" x 7'6")

White three piece suite incorporating a shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap.

Decorative tiles throughout and a window to the rear elevation.

Clothing rail and storage cupboards.

BEDROOM TWO 3.34m x 3.66m (11'0" x 12'0")

Window to the front elevation and a handy storage cupboard.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Surrounded by decorative brick walls with a driveway to the side of the property offering ample off street parking for multiple vehicles and gated access to the detached garage and rear garden.

DETACHED GARAGE *5.1m x 4.03m (16'8" x 13'2")*

Up and over door, power and lighting, mezzanine storage.

REAR ELEVATION

Fully enclosed rear garden, separated into two "garden rooms". Predominantly laid to lawn with a seating area and colourful plantings surrounding the boundary.

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), 15 Mbps (upload speed),
Ultrafast- 1000 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.

