



Butts Road, Barton-upon-Humber, North Lincolnshire

Offers over £115,000

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 lovelle



Key Features

- Total Floor Area:- 54 Square Metres
- Central Location
- Close To Public Transport Links
- Spacious Rear Garden & Courtyard
- Sat in 0.22 Acres
- Lounge & Dining Room
- Fully Equipped Kitchen
- Family Bathroom
- Two Double Bedrooms
- EPC rating E





DESCRIPTION

This traditional end-of-terrace property is ideal for those looking for their first home, to add to their property portfolio, or those looking to downsize.

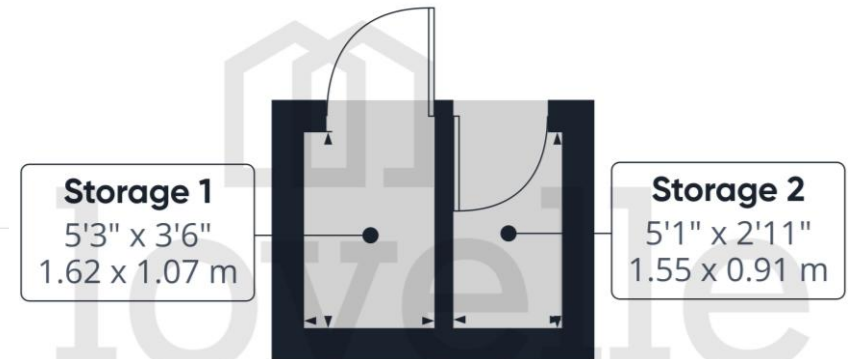
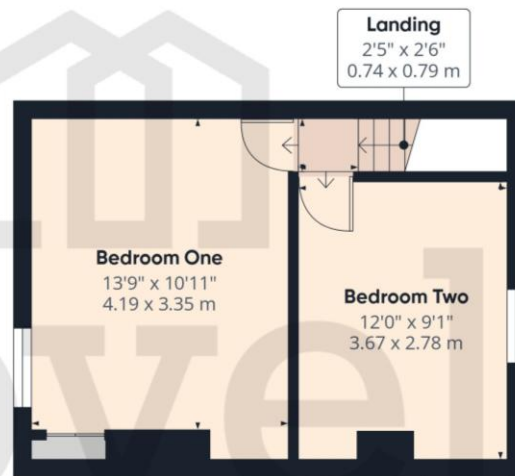
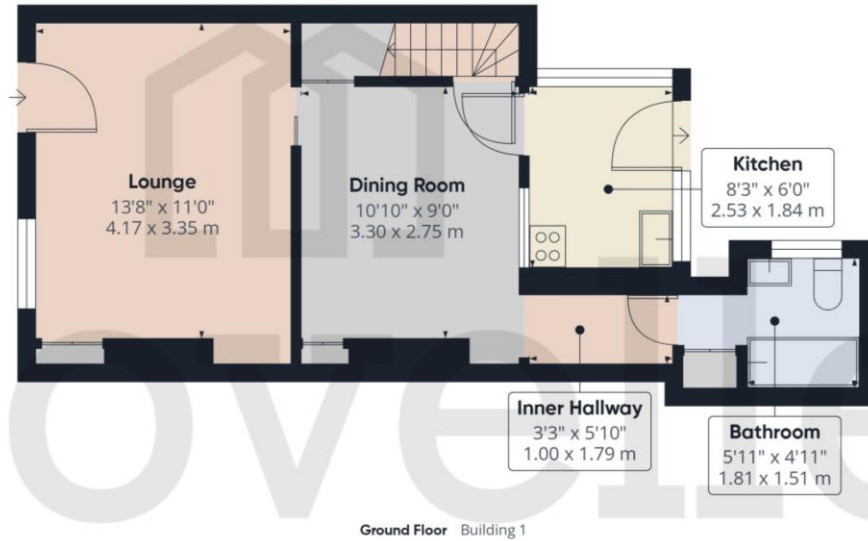
Boasting well proportioned accommodation to include a bright and airy lounge and a lovely dining room, both with feature fireplaces. Further on there is a fully equipped kitchen and a downstairs bathroom. While the first floor offers two double bedrooms.

Outside, there are 0.22 acres of rear garden with a shared access to the front of the property and quaint courtyard with outbuildings. Offering endless possibilities. Finished with mature trees and shrubs adorning the boundary, making it feel cosy and welcoming.

VIEWING IS ESSENTIAL!



FLOORPLAN



Butts 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

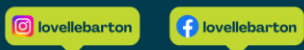
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 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 UPVC door into the lounge.

LOUNGE 4.17m x 3.35m (13'8" x 11'0")

Adam style fireplace surround housing a coal effect, living flame gas fire. Window to the front elevation flooding the room with light. Finished with a storage cupboard.

DINING ROOM 3.3m x 2.75m (10'10" x 9'0")

Feature fireplace. Window to the rear elevation. Doors to the kitchen, downstairs bathroom and a staircase to the first floor accommodation. Handy storage cupboards.

KITCHEN 2.53m x 1.84m (8'4" x 6'0")

Range of wall and base units with contrasting work surfaces. Stainless steel sink and drainer with hot and cold water taps. Freestanding cooker with a double oven and a four ring gas hob. Plumbing for a washing machine. Window to the side elevation and a half glazed UPVC door and a window to the rear elevation.

BATHROOM 1.81m x 1.51m (5'11" x 5'0")

White three piece suite incorporating a bathtub with hot and cold water taps, push button WC and a pedestal wash hand basin with hot and cold water taps.

Window to the side elevation.

FIRST FLOOR ACCOMMODATION:**BEDROOM ONE** 4.19m x 3.35m (13'8" x 11'0")

Window to the front elevation and a handy storage cupboard.

BEDROOM TWO 3.67m x 2.78m (12'0" x 9'1")

Window to the rear elevation.

OUTSIDE THE PROPERTY:**REAR ELEVATION**

Fully enclosed rear garden with a shared access to the front of the property. Quaint courtyard offers a great place to entertain guests and family. While the rear garden, sat in 0.22 acres - perfect to unwind in, with endless possibilities. Finished with a timber constructed garden shed and two brick outbuildings.

STORAGE 1 1.62m x 1.07m (5'4" x 3'6")**STORAGE 2** 1.55m x 0.91m (5'1" x 3'0")**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- 18 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 - 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.

