



Western Drive, Barton-upon-Humber, North Lincolnshire

Offers over £170,000




lovelle



Key Features

- Total Floor Area: 47 Square Metres
- Stood in Circa 0.18 Acres
- Modern Kitchen Diner
- Cosy Living Room
- Two Bedrooms
- Family Bathroom & En-Suite
- Stylish Bathroom
- Spacious Rear Garden
- Summer House
- Ample Driveway
- EPC rating D





DESCRIPTION

Enjoying a sizeable plot situated on the desirable location of Western Drive, off Westfield Road, is this semi-detached bungalow. Having been loved and upgraded by the current owners, the property is ready for someone new to make it their own.

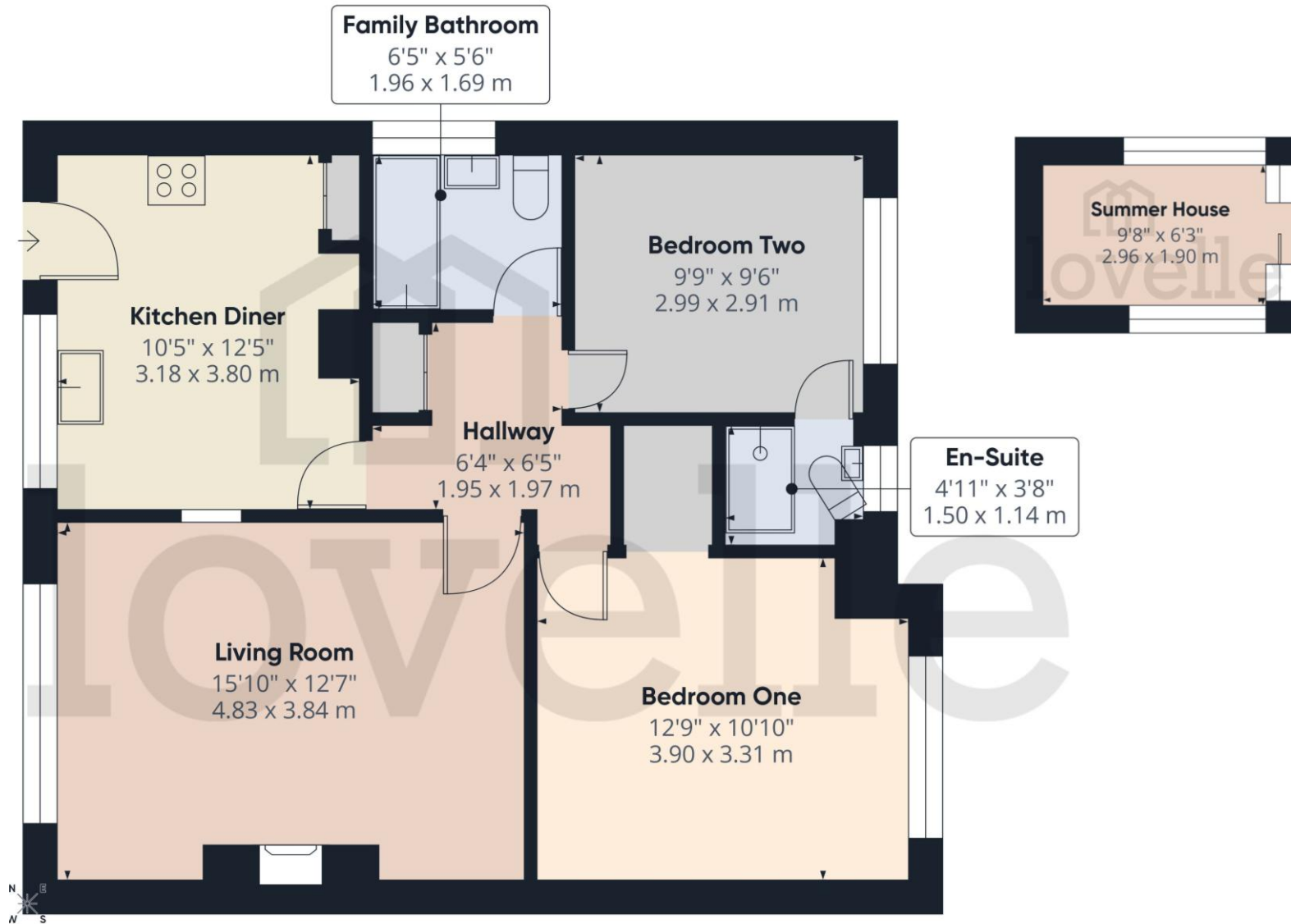
The generously proportioned accommodation includes a light and airy hallway, welcoming you in to view this property. Opening with a comfortable living room featuring a cast iron stove, perfect for those cold winter evenings. Further on, there is a fully equipped kitchen with a breakfast bar. Finishing are two bedrooms, with one benefitting from an en-suite shower room and the rest from a modern family bathroom.

Attractive gardens surround the property, mainly laid to lawn with decorative shrubbery and colourful plantings. A private driveway provides off street parking and access to the outbuilding.

VIEWING RECOMMENDED!



FLOORPLAN



Ground Floor Building 1

Western Drive, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band B

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		87 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.

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ENTRANCE

Entered via a half glazed UPVC door into the kitchen.

KITCHEN DINER *3.18m x 3.8m (10'5" x 12'6")*

Range of wall and base units in a matte finish with contrasting work surfaces and tiled splashbacks. Inset electric oven and a four ring gas hob with an extraction canopy over. Composite sink and drainer with a swan neck mixer tap. Space for a tall fridge freezer and plumbing for a washing machine.

Finished with a breakfast bar. Handy storage cupboard.

Window to the rear elevation.

LIVING ROOM *4.83m x 3.84m (15'10" x 12'7")*

A substantial space and accented by a cast iron stove. Adding charm to this room.

"Picture" window to the rear elevation overlooking the patio.

BEDROOM ONE 3.9m x 3.31m (12'10" x 10'11")

Storage cupboard and a window to the front elevation.

BEDROOM TWO 2.99m x 2.91m (9'10" x 9'6")

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

EN-SUITE 1.5m x 1.14m (4'11" x 3'8")

Three piece suite incorporating a push button WC, wash hand basin and a shower.

Window to the front elevation.

FAMILY BATHROOM 1.96m x 1.69m (6'5" x 5'6")

A stylish bathroom incorporating a bathtub with a mixer tap and a shower over, push button WC and a vanity wash hand basin with a mixer tap.

Anthracyte towel rail radiator and decorative tiles throughout.

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

A low maintenance front garden, predominantly laid to gravel with a driveway to the side and a decorative brick wall. Gated access to the rear and ample off street parking for multiple vehicles.

REAR ELEVATION

A substantial rear garden, predominantly laid to lawn with a paved patio. A lovely seating area under a gazebo is perfect for outdoor entertaining with your friends or family. A walkway to the side of the garden takes you further on into it. Manicured shrubs and trees add to the charm while established colourful plantings add to the whimsical aspect of this private garden. Mature trees surround it making it feel private and secluded from the surrounding busy streets. Finished with a summer house and a timber constructed storage shed.

SUMMER HOUSE 2.96m x 1.9m (9'8" x 6'2")

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 - 32 Mbps (download speed), 6 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.

