



Killicks Rise, Barton-upon-Humber, North Lincolnshire

Offers over £275,000

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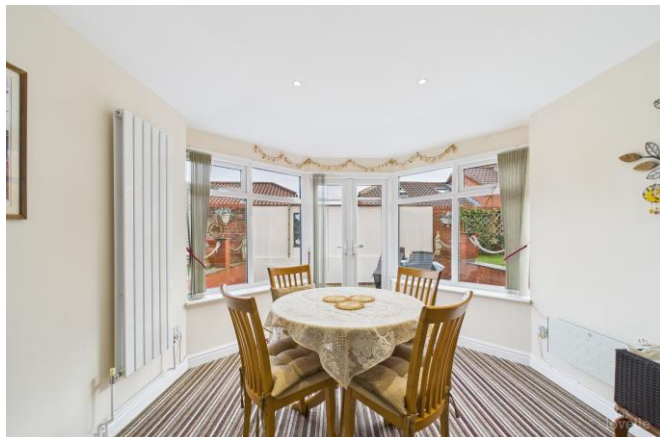




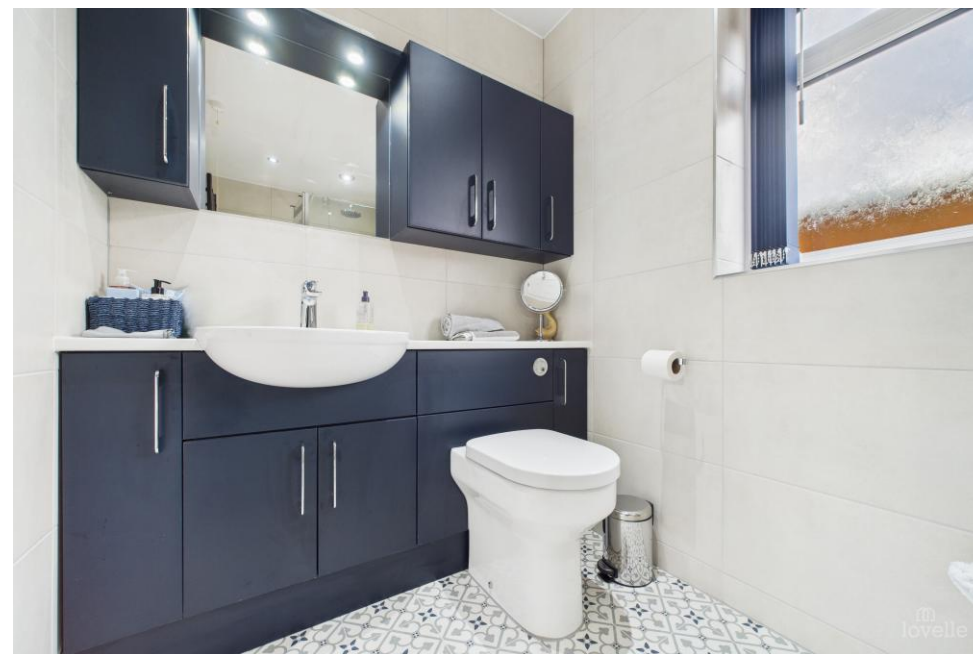


## Key Features

- Total Floor Area:- 108 Square Metres
- Sumptuous Lounge
- Family Kitchen & Utility Room
- Dining Room
- Three Bedrooms
- Family Bathroom & En-Suite
- Integral Garage & Driveway
- Rear & Side Gardens
- Short Walk Into Town
- Secluded Yet Conveniently Positioned
- Desirable Location
- EPC rating C









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## DESCRIPTION

This detached bungalow, sitting on an elevated plot, is on the market looking for new owners to add their own touch to it. Secluded with a private drive, yet conveniently positioned just a short walk away from town centre and close to local amenities and transport links.

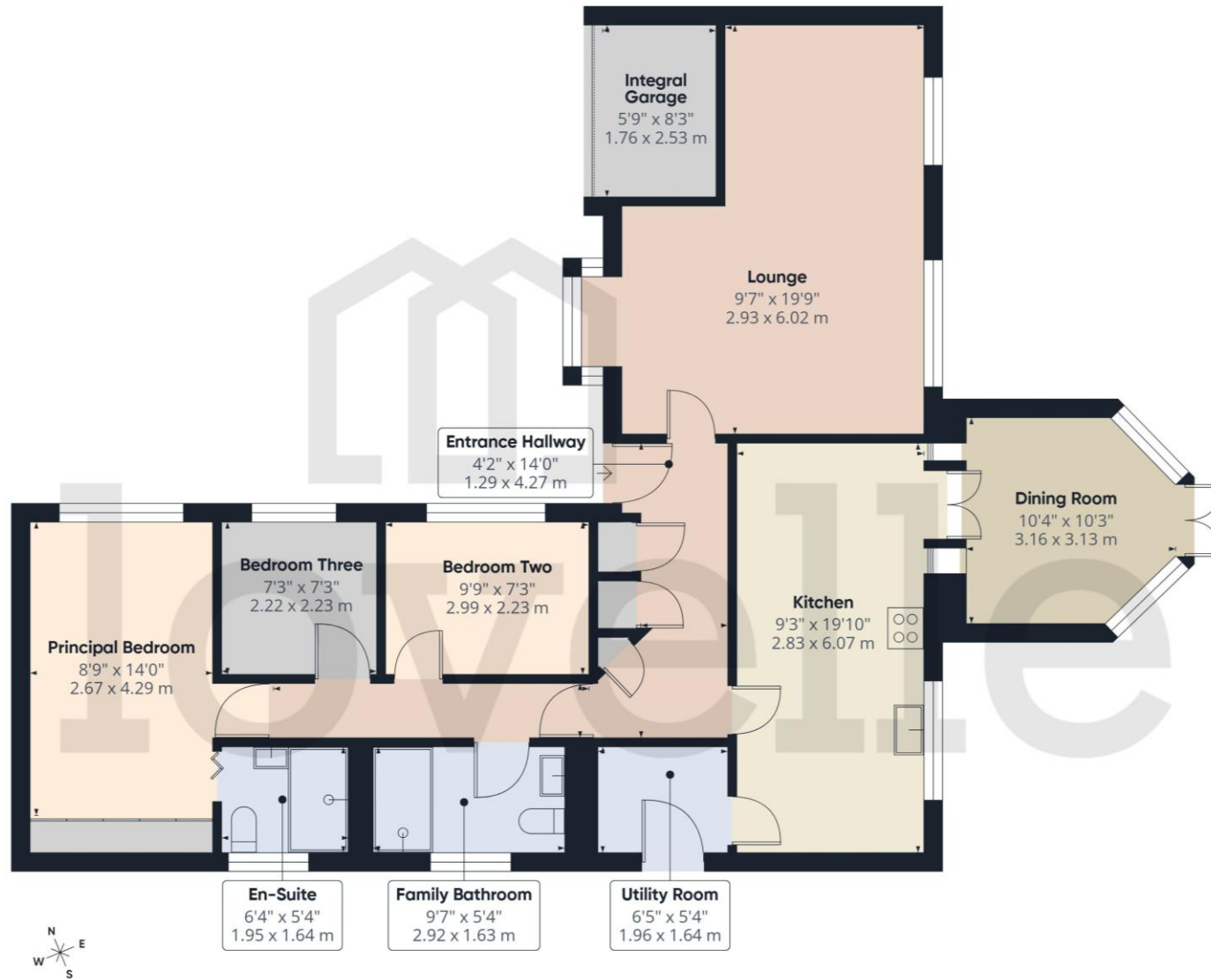
Approaching this property, you are greeted by a driveway and an integral garage with ample off-street parking. Once inside, the spacious hallway invites to explore deeper. The door to the left takes you to the bright and welcoming lounge with a feature fireplace. As for straight on, it's the fully equipped kitchen with a dining room overlooking the rear garden. Not to forget the adjacent utility room, adding versatility and convenience to the property. Further on, the bungalow offers three bedrooms and a family bathroom, with the principal one benefitting from an en-suite shower room.

Finished by a private garden, wrapping around the property. Wonderful space to enjoy a moment to yourself. Fully enclosed and finished with multiple patio areas.

Book your viewing today to fully appreciate this generously proportioned home.



## FLOORPLAN



## Killicks Rise, Barton-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.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	71 C	78 C
55-68	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** 1.29m x 4.27m (4'2" x 14'0")

Entered through a half glazed composite door into the hallway. Doors to all principal rooms and handy storage cupboards.

**LOUNGE** 2.93m x 6.02m (9'7" x 19'10")

Bright and spacious room with windows to the rear elevation overlooking the garden and a walk-in bay window to the front elevation. Grounded by an Adam-style fireplace. Perfect for those cold winter evenings.

**KITCHEN** 2.83m x 6.07m (9'4" x 19'11")

Range of wall and base units with contrasting quartz work surfaces and splashbacks. White composite sink and drainer with a swan neck mixer tap. Inset electric double oven and a four ring hob with an extraction canopy over. Integrated dishwasher. Window to the rear elevation and double opening French doors to the dining room.

**DINING ROOM** 3.16m x 3.13m (10'5" x 10'4")

Great space to entertain or receive guests in.

Windows and double opening French doors to the rear garden.

**UTILITY ROOM** 1.96m x 1.64m (6'5" x 5'5")

Minimal range of units with a contrasting work surface and tiled splashback. Plumbing for a washing machine and space for a tall fridge freezer.

Housing the combination boiler.

Half glazed UPVC door to the side elevation.



**PRINCIPAL BEDROOM** 2.67m x 4.29m (8'10" x 14'1")

"Picture" window to the side elevation and a door to the en-suite. Fitted bedroom furniture incorporating multiple wardrobes.

**EN-SUITE** 1.95m x 1.64m (6'5" x 5'5")

Three piece suite incorporating a walk-in shower cubicle, wall mounted wash hand basin with a mixer tap and a push button WC.  
Decorative tiles throughout and a chrome effect towel rail radiator.  
Window to the side elevation.

**BEDROOM TWO** 2.99m x 2.23m (9'10" x 7'4")

Window to the side elevation.

**BEDROOM THREE** 2.22m x 2.23m (7'4" x 7'4")

Window to the side elevation.

**FAMILY BATHROOM** 2.92m x 1.63m (9'7" x 5'4")

Three piece suite incorporating a double shower cubicle with a rain shower over, vanity wash hand basin with a mixer tap and a push button WC.  
Decorative tiles throughout and a towel rail radiator.  
Window to the side elevation.

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

Low maintenance front garden with a flower border and a driveway offering ample off street parking and access to the integral garage and rear garden.

**INTEGRAL GARAGE** *1.76m x 2.53m (5'10" x 8'4")*

Automatic garage door, power and lighting.

**REAR ELEVATION**

Charming garden divided into multiple seating areas. Predominantly laid with artificial lawn and paved patio, perfect for outdoor entertaining family and friends, or to enjoy a moment in the garden. Finished with a gated side garden.

**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 - 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.

