



Glanford Rise, Barton-upon-Humber, North Lincolnshire

Offers over £150,000





## Key Features

- Total Floor Area: 60 Square Metres
- Living Room
- Kitchen Diner
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway
- 2 Parking Spaces
- Central Town Location
- EPC rating B





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## DESCRIPTION

This superb home has been loved the current owners. Ideal for the first time / young family buyer.

Approaching this property you are greeted by a substantial front garden and 2 parking spaces.

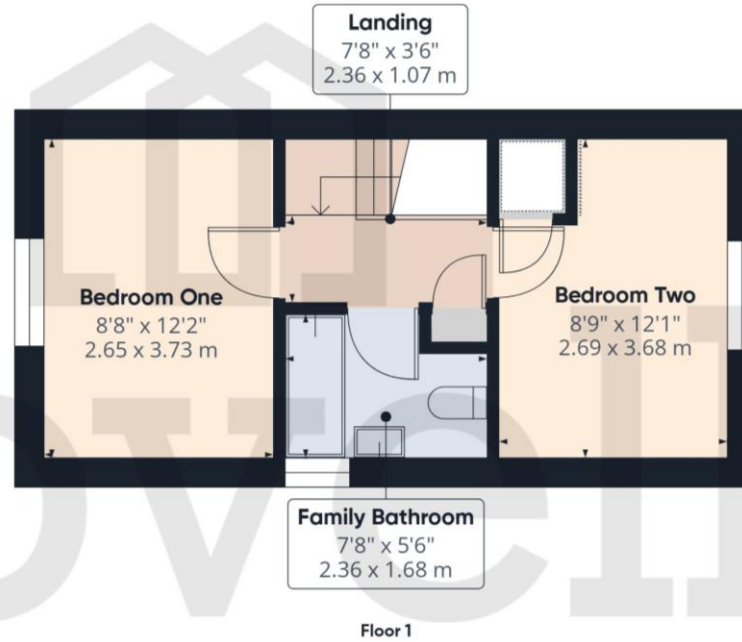
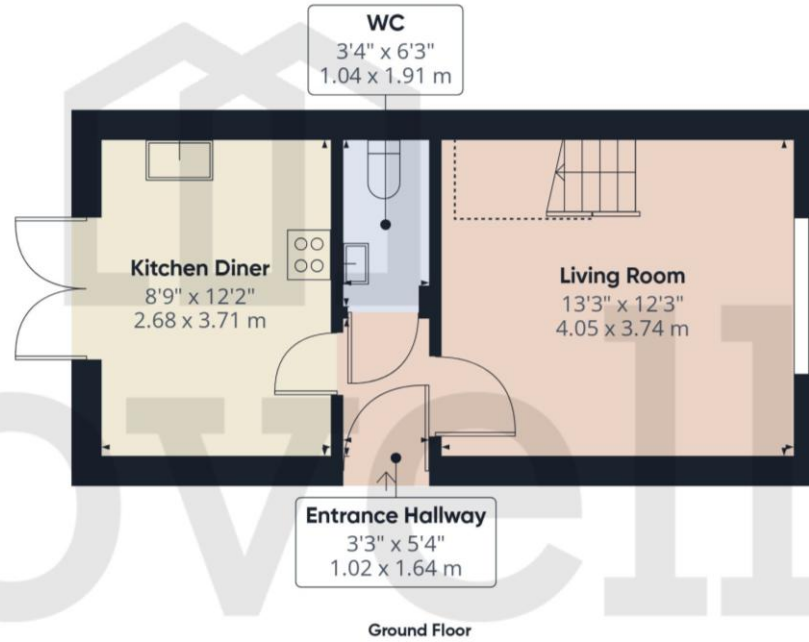
The ground floor invites you into the light and airy living room, with doors to the fully equipped kitchen diner overlooking the rear garden. Perfect space to entertain guests and family. Not to forget the downstairs WC, adding versatility and convenience to the property. While the first floor offers two double bedrooms, all benefitting from a family bathroom.

To complete this home is the rear garden with a paved patio, ideal for outdoor dining or relaxing and enjoying a moment to yourself.

Viewing is An Absolute Must!



**FLOORPLAN**



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### 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.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		97 A
81-91	B	82 B	
69-80	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** 1.02m x 1.64m (3'4" x 5'5")

Entered through a composite door into the hallway. Door to all principal rooms.

**LIVING ROOM** 4.05m x 3.74m (13'4" x 12'4")

A substantial room with a "picture" window to the front elevation flooding it with light. Staircase to the first floor accommodation.

**KITCHEN DINER** 2.68m x 3.71m (8'10" x 12'2")

Range of wall and base units with contrasting beech block work surfaces and upstands. Stainless steel sink and drainer with a swan neck mixer tap. Integral electric oven with a four ring gas hob and an extraction canopy over. Plumbing for a washing machine and space for a tall fridge freezer. Housing the combination boiler. Double opening French doors to the rear garden.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 2.65m x 3.73m (8'8" x 12'2")

Window to the rear elevation.

**BEDROOM TWO** 2.69m x 3.68m (8'10" x 12'1")

Handy storage cupboard and a window to the front elevation.

**FAMILY BATHROOM** 2.36m x 1.68m (7'8" x 5'6")

Three piece suite incorporating a bathtub with a mixer tap and a shower over, pedestal wash hand basin with a mixer tap and a push button WC.

Decorative tiles to the wet areas.

Window to the side elevation.

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

Predominantly laid to lawn with a parking space, offering ample off street parking. Gated access to the rear garden.

**REAR ELEVATION**

A private rear garden, fully enclosed by wooden fencing. Predominantly laid to lawn with a patio area. Perfect to unwind and enjoy a quiet moment, or entertain family and guests. Finished with a timber constructed garden shed and 2 parking spaces.

**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 - 80 Mbps (download speed), 20 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
Available - O2, Vodafone

