



Appleleaf Lane, Barton-upon-Humber, North Lincolnshire

£185,000

 3  2  1

  
lovelle





## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area : 85 Square Metres
- Living Room
- Kitchen Diner
- Downstairs WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Driveway
- Sought After Area
- EPC rating C









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## DESCRIPTION

**\*NO CHAIN\***

Hiding away on Appleleaf Lane is this semi-detached house. This home would appeal to the modern day buyer or anyone looking for their first property.

Approaching, you are greeted by a spacious driveway and gated access to the rear of the property. Once inside, it opens with a sizeable living room and a fully equipped kitchen diner. With an adjacent downstairs WC, offering convenience and practicality to the property. While the first floor offers three bedrooms, with the principal one benefiting from an en-suite and the rest from a modern family bathroom.

Finished with a low maintenance rear garden, great for outdoor entertaining or relaxing.

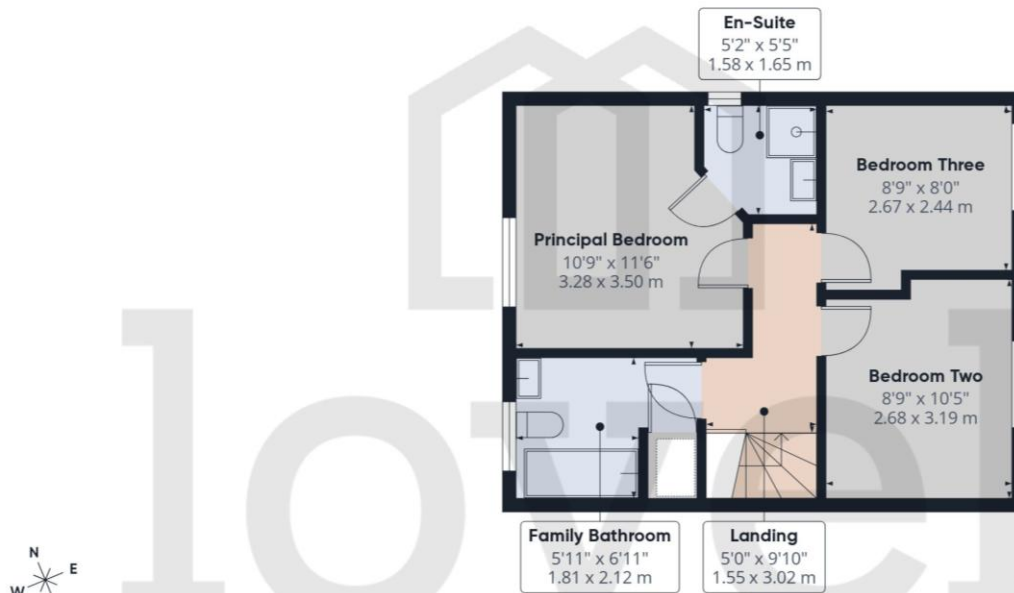
**VIEWING IS A MUST!**



## FLOORPLAN



Ground Floor



Floor 1



## Appleleaf Lane, 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.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		92 A
81-91	B		
69-80	C	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.

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**ENTRANCE** 1.57m x 1.38m (5'2" x 4'6")

Entered through a composite door into the hallway. Door to the living room and a staircase to the first floor accommodation.

**LIVING ROOM** 4.27m x 4.61m (14'0" x 15'1")

Handy understairs cupboard and a window to the front elevation.

**KITCHEN DINER** 3.47m x 4.57m (11'5" x 15'0")

Range of wall and base units with contrasting work surfaces and upstands. Inset eye level electric oven and a four ring gas hob with an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for a further under counter appliance. Double opening French doors and windows to the rear garden.

**WC** 1.53m x 1.01m (5'0" x 3'4")

Two piece suite incorporating a push button WC and a pedestal wash hand basin with a mixer tap. Window to the rear elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.28m x 3.5m (10'10" x 11'6")

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

**EN-SUITE** 1.58m x 1.65m (5'2" x 5'5")

Three piece suite incorporating a push button WC, pedestal wash hand basin with a mixer tap and a corner shower cubicle. Decorative tiles to the wet areas and a chrome effect towel rail radiator.

Window to the side elevation.

**BEDROOM TWO** 2.68m x 3.19m (8'10" x 10'6")

Window to the rear elevation.

**BEDROOM THREE** 2.67m x 2.44m (8'10" x 8'0")

Window to the rear elevation.

**FAMILY BATHROOM** 1.81m x 2.12m (5'11" x 7'0")

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

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

Fully block paved offering ample off-street parking and access to the rear of the property.

**REAR ELEVATION**

Fully enclosed by fencing and brick walls. Low maintenance and fully laid to gravel with an extended patio area. Finished with a timber constructed garden shed.

**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).

**MOBILE COVERAGE**

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.

