



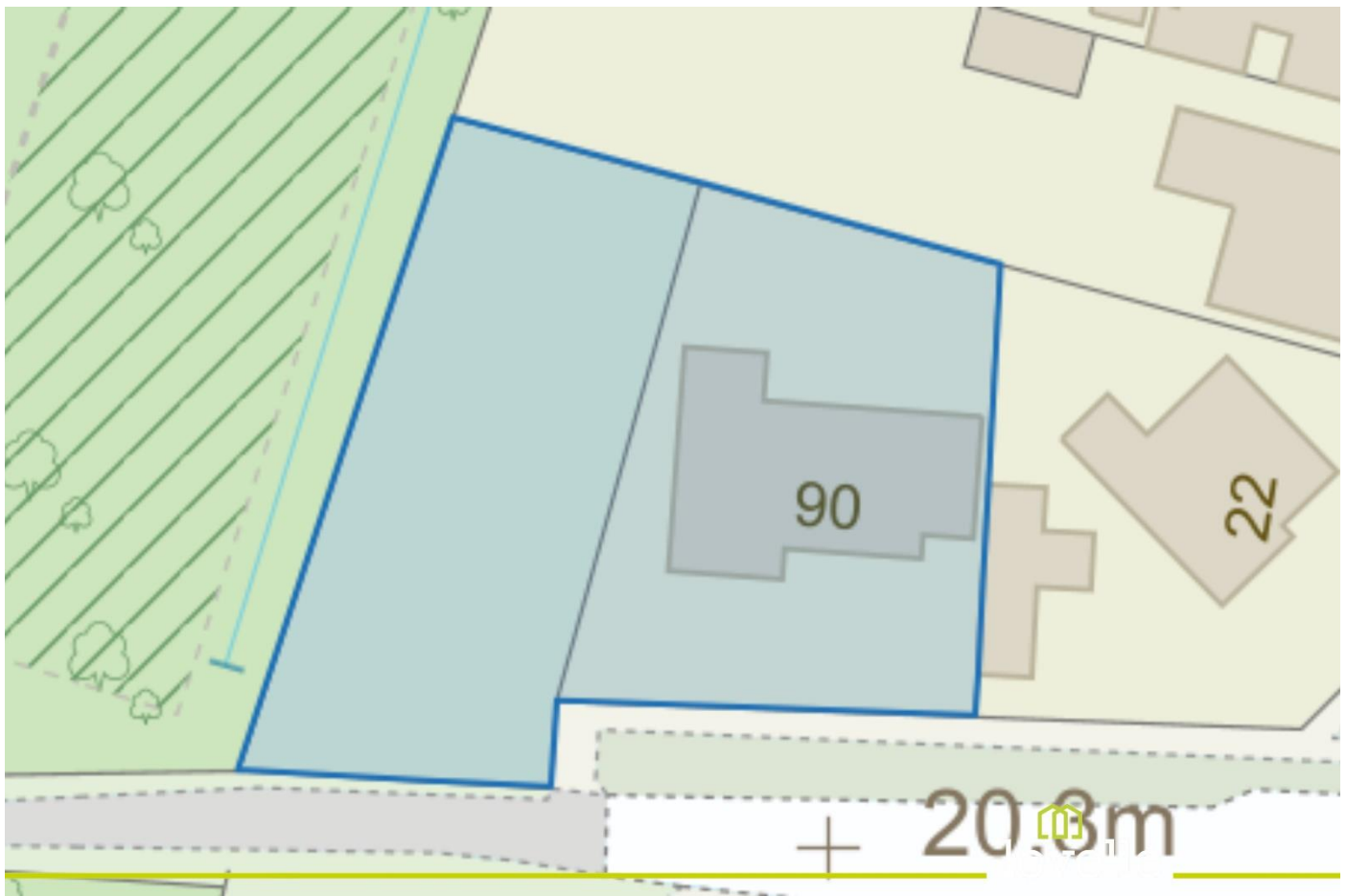
Westfield Road, Barton-upon-Humber, N. Lincolnshire

£180,000



  
lovelle





## KEY FEATURES

- **\*\*NO CHAIN\*\***
- Renovation Project
- Total Floor Area:- 85 Square Metres
- Lounge & Conservatory
- Kitchen & Dining Room
- Three Bedrooms
- Family Bathroom
- Garage & Driveway
- Enclosed Rear Garden
- Adjacent Land
- EPC rating D

## DESCRIPTION

**\*\*NO CHAIN\*\***

Set at the edge of Barton Upon Humber is this three bedroom detached bungalow in need of renovation.

Offering deceptively spacious accommodation to include a sizeable lounge with an adjacent dining room. Further on, there is a kitchen and a conservatory offering great views of the rear garden. Finished with a family bathroom.

Not to forget, the garage and driveway offering ample off-street parking and the spacious rear garden.

We anticipate a high demand for this property, call us to arrange your viewing today!

## PARTICULARS OF SALE

### ENTRANCE

**1.62m x 3.94m (5'4" x 12'11")**

Entered through a glazed wooden door into the hallway. Doors to all principal rooms.

### LOUNGE

**3.63m x 4.2m (11'11" x 13'10")**

"Picture" window to the front elevation and finished with a mid-century modern fireplace.

### KITCHEN

**3.71m x 3.02m (12'2" x 9'11")**

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a mixer tap. Window to the rear elevation and a door to the conservatory.

### DINING ROOM

**3.63m x 4.3m (11'11" x 14'1")**

Window to the rear elevation and finished with a mid-century modern fireplace.

### CONSERVATORY

**3.79m x 2.22m (12'5" x 7'4")**

Constructed on a low rise brick wall with a polycarbonate roof.

### BEDROOM ONE

**3.31m x 3.55m (10'11" x 11'7")**

Window to the front elevation.

### BEDROOM TWO

**3.4m x 2.96m (11'2" x 9'8")**

Window to the front elevation.

### BEDROOM THREE

**2.39m x 3.46m (7'10" x 11'5")**

Window to the rear elevation.

### FAMILY BATHROOM

**2.29m x 2.52m (7'6" x 8'4")**

Three piece bathroom suite incorporating a bathtub with a shower over, low flush WC and a pedestal wash hand basin with hot and cold water taps.

Tiles throughout and a window to the rear elevation.



### OUTSIDE THE PROPERTY:

#### FRONT ELEVATION

Enclosed front garden with mature trees and shrubbery. Access to the garage and gated access to the rear of the property.

#### GARAGE

**2.38m x 6.24m (7'10" x 20'6")**

Up and over door. Power and lighting.

#### REAR ELEVATION

Spacious rear garden, fully enclosed by fencing, mature trees, shrubbery and predominantly laid to lawn. 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.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

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## 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.

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## 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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

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## 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 01652 636587 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

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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## 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.

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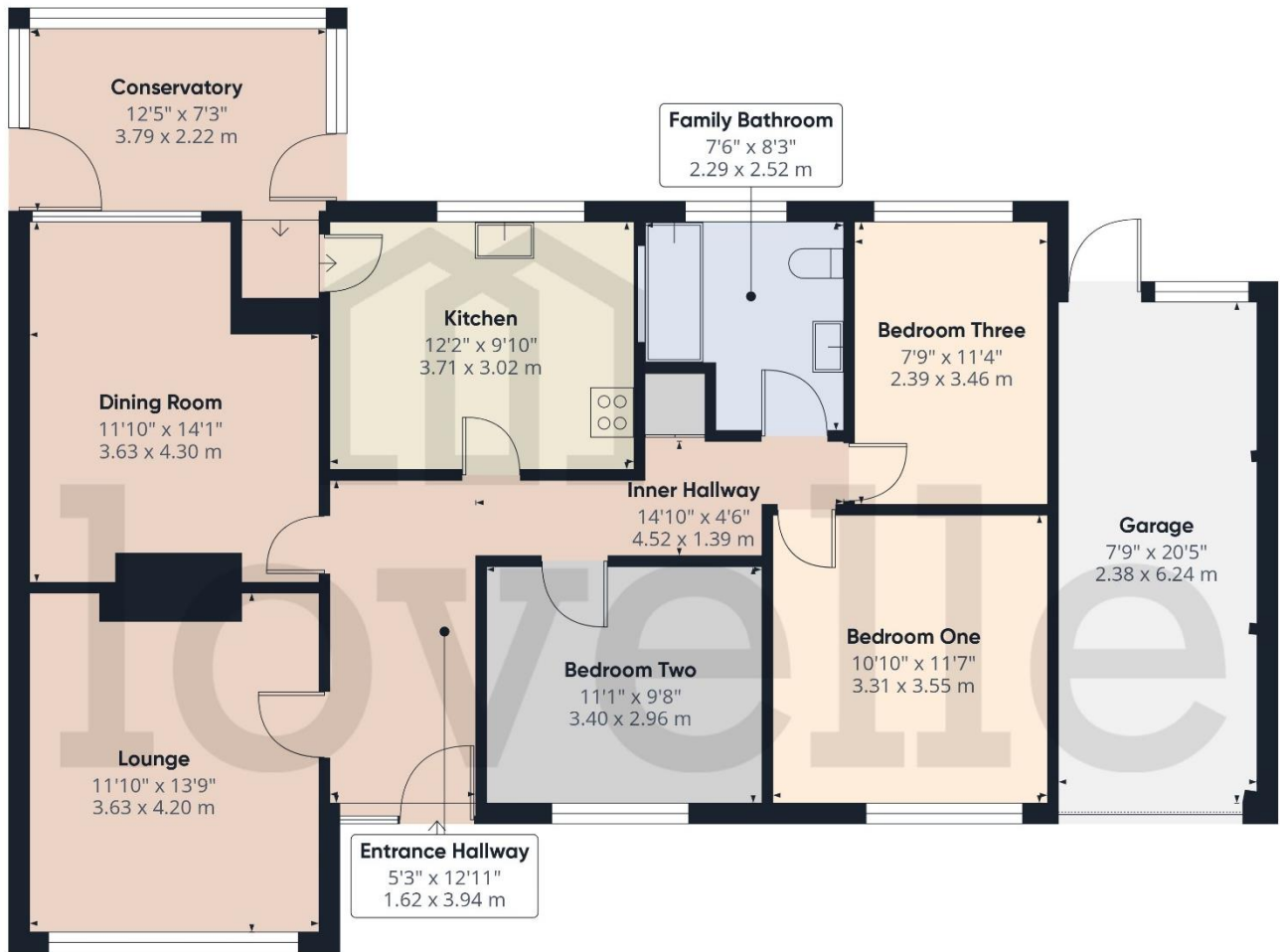
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SKB Estates Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS



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