



King Street, East Halton, North Lincolnshire

£300,000

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## Key Features

- Total Floor Area:- 158 Square Metres
- Family Kitchen
- Sitting Room
- Utility Room, WC, Pantry
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway
- Summer House
- Home Office
- EPC rating D





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## DESCRIPTION

This detached dormer bungalow is on the market looking for new owners to add their own personal touch.

Approaching the property, you are greeted by a well maintained front garden with an ample driveway offering off-street parking and gated access to the rear garden.

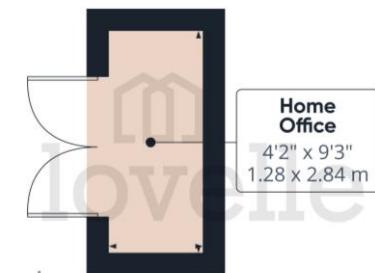
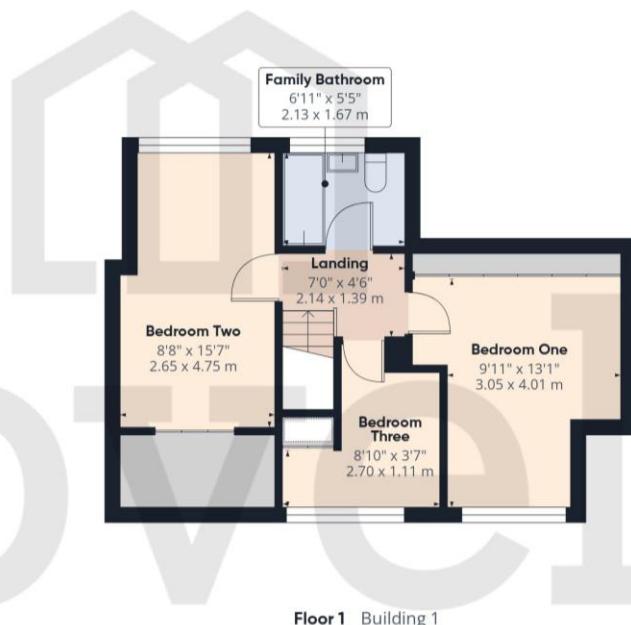
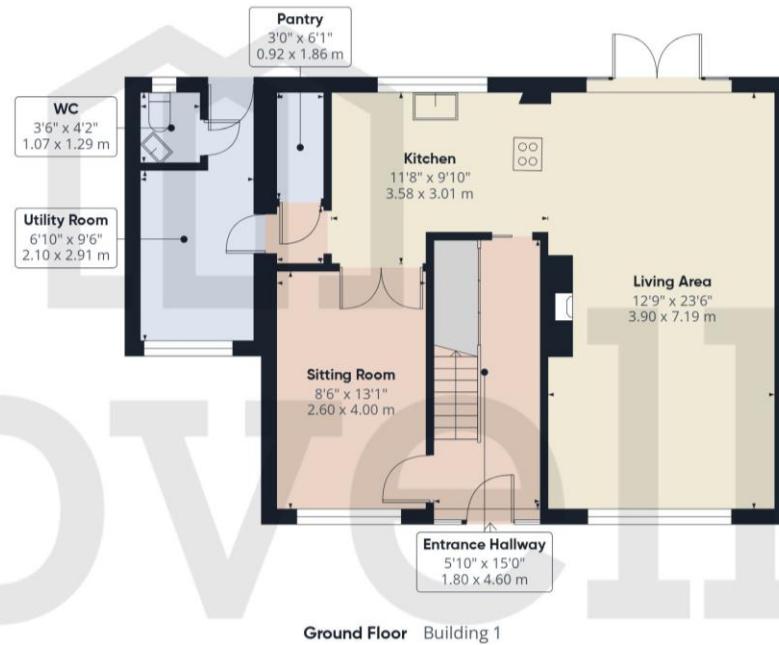
Once inside, the bright hallway invites to explore deeper. The door to the left takes you to the quaint sitting room accented by decorative wall panelling. Perfect space to enjoy a moment to yourself. Further on, there is a modern family kitchen. Fully equipped with a living area to receive guests, entertain or relax in. Not to forget, the utility room and downstairs WC, adding versatility and convenience to the property. While the first floor offers three bedrooms all benefitting from a family bathroom.

Finishing this home is the rear garden. Fully enclosed by wooden fencing and adorned with mature and colourful plantings and a manicured lawn. Incorporating a home office and a summer house. Adding endless possibilities to this home.

Only by viewing will you fully appreciate this generously proportioned home.



## FLOORPLAN



## King Street, East Halton, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band C

### 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

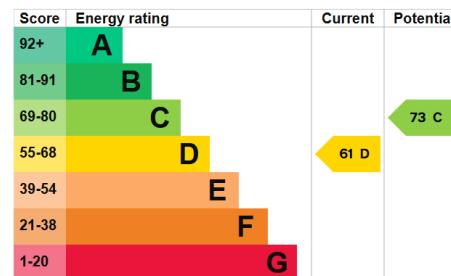
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SKB Estates Limited T/A Lovelle Estate Agency

### 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.



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** 1.8m x 4.6m (5'11" x 15'1")

Entered through a half glazed UPVC door with sidelights into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Handy understairs storage cupboards.

**SITTING ROOM** 2.6m x 4m (8'6" x 13'1")

Cosy room with a window to the front elevation and decorative wall panelling. Double opening doors to the kitchen.

**FAMILY KITCHEN:****KITCHEN** 3.58m x 3.01m (11'8" x 9'11")

Contemporary range of wall and base units in a dove grey finish with contrasting work surfaces and upstands. White composite sink and drainer with a swan neck mixer tap. Two inset electric ovens and a four ring hob. Integral dishwasher.

Window to the rear elevation and a door to the utility room and pantry.

**LIVING AREA** 3.9m x 7.19m (12'10" x 23'7")

Bright and substantial room with a window to the front elevation and double opening French doors to the rear elevation flooding it with light. Cast iron stove with a wooden mantelpiece sitting on a tiled hearth acts as a grounding feature, adding whimsical charm.

Finished with a dining area.

**UTILITY ROOM** 2.1m x 2.91m (6'11" x 9'6")

Base units with contrasting work surfaces. Plumbing for a washing machine and space for a tumble dryer and a tall fridge freezer.

Window to the front elevation.

**WC** 1.07m x 1.29m (3'6" x 4'2")

Two piece suite incorporating a push button WC and a wall mounted wash hand basin with a mixer tap.

Decorative wall panelling and a window to the rear elevation.

**PANTRY** 0.92m x 1.86m (3'0" x 6'1")

Storage shelving.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE**  $3.05m \times 4.01m$  (10'0" x 13'2")

Fitted bedroom furniture incorporating multiple wardrobes.

Window to the front elevation. Decorative wall panelling.

**BEDROOM TWO**  $2.65m \times 4.75m$  (8'8" x 15'7")

Fitted bedroom furniture incorporating multiple wardrobes.

Window to the rear elevation.

**BEDROOM THREE**  $2.7m \times 1.11m$  (8'11" x 3'7")

Fitted bedroom furniture incorporating a wardrobe.

Window to the front elevation.

**FAMILY BATHROOM**  $2.13m \times 1.67m$  (7'0" x 5'6")

Three piece suite incorporating a bathtub with a shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and a handy storage cupboard.

Window to the rear elevation.

## OUTSIDE THE PROPERTY:

### FRONT ELEVATION

Predominantly laid to lawn with mature shrubbery and a gravelled driveway providing ample off-street parking for multiple vehicles. Gated access to the rear garden.

### REAR ELEVATION

Fully enclosed by fencing providing privacy from the surrounding properties. Laid to lawn with mature shrubbery, trees and plantings adorning the boundary of the garden. While the delightful summer house offers great space to entertain or receive guests. And the home office a versatile space to work in.

Finished with garden sheds for extra storage.

### SUMMER HOUSE 5.18m x 4.59m (17'0" x 15'1")

Great space to entertain people in. Fully insulated with power and lighting.

### HOME OFFICE 1.28m x 2.84m (4'2" x 9'4")

Fully insulated with power and lighting.

## LOCATION

The village of East Halton is approximately seven miles from Barton-upon-Humber and only three miles away from Thornton Abbey and the Railway Station where trains run to Habrough, Grimsby, Cleethorpes, Barton-upon-Humber and connect with a bus to Hull. Alternatively, driving five miles direct to Habrough Railway Station enables connections to main line routes, i.e. Doncaster for London, Grimsby and Cleethorpes. This historic village dates back to the 17th Century and has various amenities including a Primary School, Public House, Village Hall, Churches and Corner Shop with Post Office.

**BROADBAND TYPE**

Standard- 11 Mbps (download speed), 0.9 Mbps (upload speed),  
Superfast - 71 Mbps (download speed), 18 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 1000 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Good,  
Available - O2, Vodafone, Three.

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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 Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

