



Marsh Lane, Barton-upon-Humber, North Lincolnshire

£225,000





Key Features

- ****NO CHAIN****
- Total Floor Area:- 110 Square Metres
- Close to Public Transport Links
- Central Location
- Galley Style Kitchen
- Lounge & Dining Room
- Three Bedrooms
- Shower Room
- Detached Garage
- Enclosed Rear Garden
- EPC rating D





DESCRIPTION

****NO CHAIN****

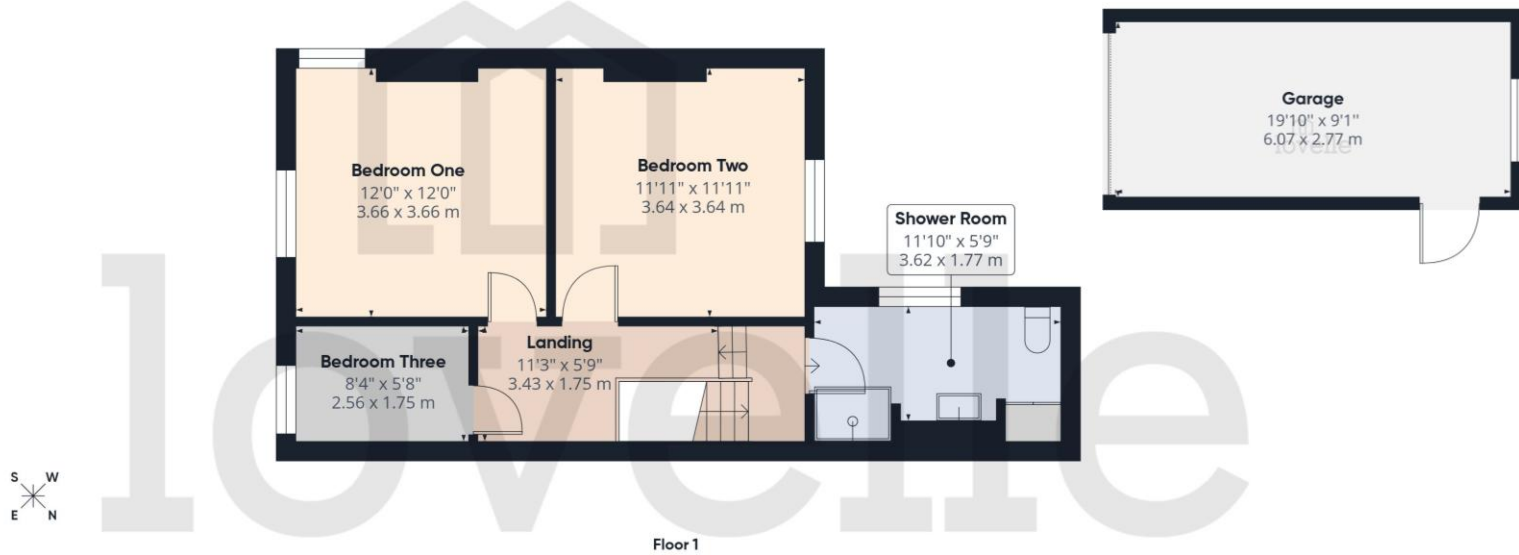
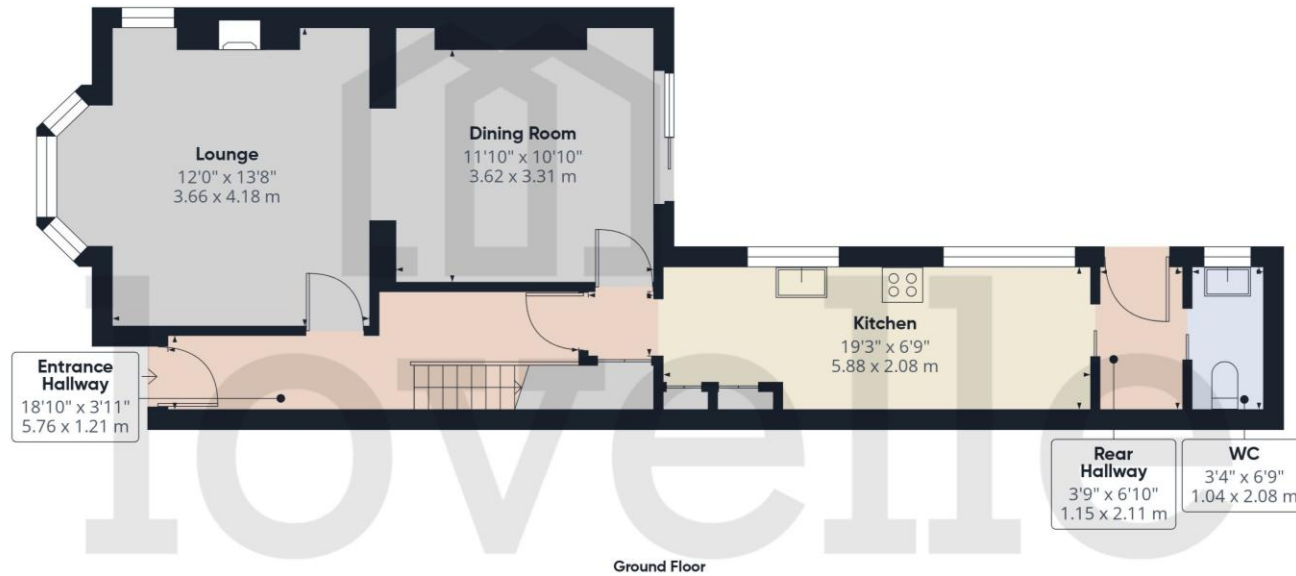
As you pull onto the driveway, you will be captivated by the original features and charming details of this residence. Upon entering, a generous hallway welcomes you in, flooded with light while the staircase invites you to explore further. Adjacent is a bright lounge with a walk-in bay window and a feature fireplace. Adjoining this space is the dining room, perfect to entertain or enjoy views of the rear garden. Further on, there is a galley style kitchen with a downstairs WC. Adding convenience and practicality to the property. While the first floor offers three bedrooms and a generous shower room.

Finishing this property is the rear garden. Surrounded by mature shrubbery and trees, enveloping you into a haven of nature. Divided into two "garden rooms" adding endless possibilities.

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



FLOORPLAN



Marsh Lane, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

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.lovell.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		
55-68	D	59 D	75 C
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 5.76m x 1.21m (18'11" x 4'0")

Entered through a wooden door into the hallway. Doors to all principal rooms and staircase to the first floor accommodation. Handy storage cupboard.

LOUNGE 3.66m x 4.18m (12'0" x 13'8")

Bright room with a walk-in bay window and a further window to the side elevation.

Feature Adam style fireplace surround housing a gas fire and an archway connecting to the dining room.

DINING ROOM 3.62m x 3.31m (11'11" x 10'11")

Sliding patio doors opening to the rear with views of the garden.

KITCHEN 5.88m x 2.08m (19'4" x 6'10")

Galley style kitchen with a range of wall and base units with contrasting work surfaces, upstands and decorative tiled splashbacks. Inset double gas oven and a four ring hob with an extraction canopy over. Plumbing for a washing machine, dishwasher and space for a tumble dryer. Composite sink and drainer with a swan neck mixer tap.

Two windows to the side elevation and a doorway to the WC and utility area.

REAR HALLWAY 1.15m x 2.11m (3'10" x 6'11")

Space for a tall fridge freezer and a half glazed UPVC door to the rear garden.

WC 1.04m x 2.08m (3'5" x 6'10")

Two piece suite incorporating a pedestal wash hand basin and a push button WC. Ceramic tiles throughout and a window to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.66m x 3.66m (12'0" x 12'0")

Dual aspect with windows to the front and side elevation.

BEDROOM TWO 3.64m x 3.64m (11'11" x 11'11")

Window to the rear elevation.

BEDROOM THREE 2.56m x 1.75m (8'5" x 5'8")

Window to the front elevation.

SHOWER ROOM 3.62m x 1.77m (11'11" x 5'10")

White four piece suite incorporating a double walk-in shower cubicle with shower over, push button WC, bidet and a vanity wash hand basin with a mixer tap. Decorative ceramic tiles throughout, storage cupboard and a window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Surrounded by a decorative brick wall and wrought iron gates. Driveway to the side of the property offers ample off-street parking and access to the garage and rear garden.

DETACHED GARAGE *6.07m x 2.77m (19'11" x 9'1")*

Up and over door, power and lighting.

REAR ELEVATION

Fully enclosed rear garden, separated into two "garden rooms". Predominantly laid to lawn with a concreted seating area and colourful plantings surrounding the boundary.

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- 20 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 - 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.

