



Orchard Close, Barton-upon-Humber, North Lincolnshire

Offers over £195,000

3 1 1

lovelle



Key Features

- Total Floor Area:- 82 Square Metres
- Corner Plot
- Living Room
- Galley Style Kitchen
- Three Bedrooms
- Family Bathroom
- Conservatory
- Enclosed Rear Garden
- Integral Garage
- Driveway
- EPC rating D





DESCRIPTION

Enjoying a prominent position on the quiet cul-de-sac of Orchard Close, is this superb semi-detached home. The property is ready for new owners to make it their own.

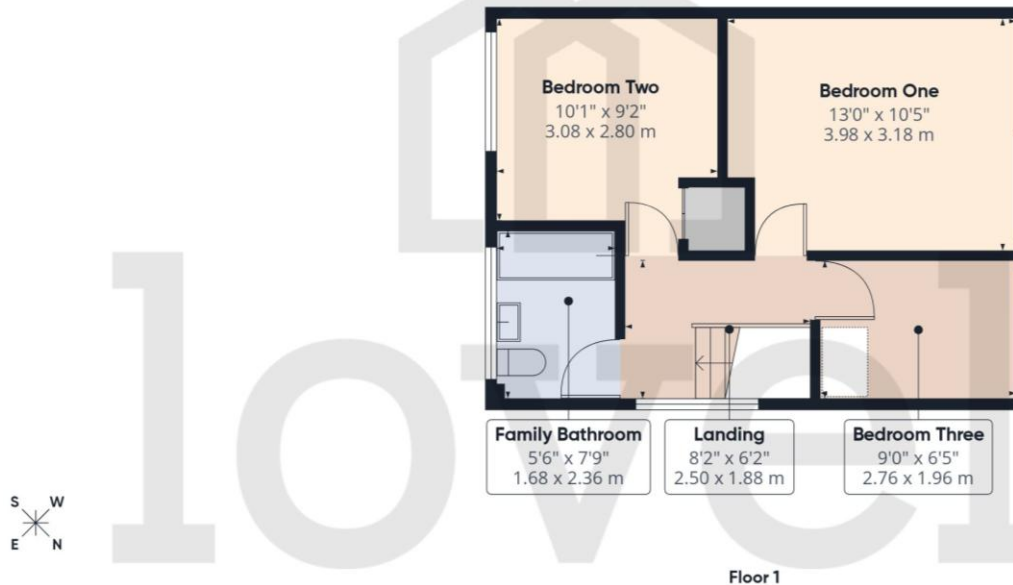
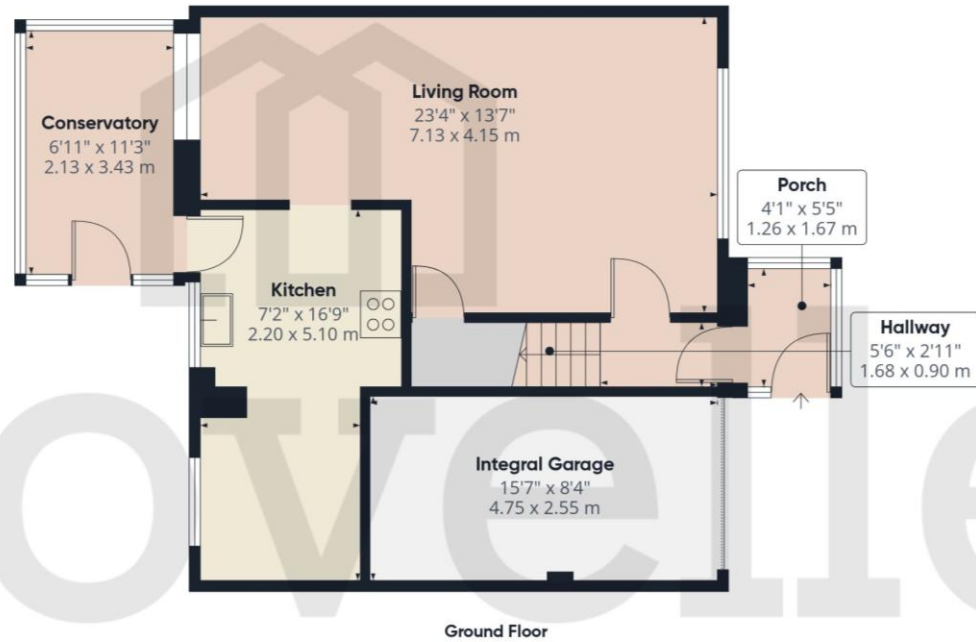
The generously proportioned accommodation invites you in through an entrance porch into the hallway, with doors to all principal rooms and a staircase taking you to the first floor accommodation. As you make your way through, you are greeted by a spacious living room, with a dining area that overlooks the conservatory. Finished by an archway to the fully equipped galley style kitchen with a further door taking you into the conservatory. Great space to spend time in the summer or have a drink in the morning or simply dine with family and friends. While the first floor offers three bedrooms and a family bathroom.

Outside, there is a private rear garden. Mainly laid to lawn with decorative shrubbery and colourful plantings, and a lovely patio area. Perfect for a family or somebody who enjoys being outdoors. Driveway and an integral garage complete this generous home.

We anticipate a high demand for this property, viewing is highly recommended!



FLOORPLAN



Orchard Close, 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.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		84 B
69-80	C		
55-68	D	55 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 1.68m x 0.9m (5'6" x 3'0")

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

LIVING ROOM 7.13m x 4.15m (23'5" x 13'7")

"Picture" window to the front elevation and a further window to the rear elevation. Finished with a handy storage cupboard and a dining area.

KITCHEN 2.2m x 5.1m (7'2" x 16'8")

Comprehensive range of wall and base units in a cream finish with contrasting butcherblock style work surfaces. White ceramic sink and drainer with a swan neck mixer tap. Inset electric oven with a four ring hob and an extraction canopy over. Plumbing for a washing machine, integral dishwasher and space for a tall fridge freezer. Two windows to the rear elevation and a half glazed UPVC door to the conservatory.

CONSERVATORY 2.13m x 3.43m (7'0" x 11'4")

Constructed on a low rise brick wall with a polycarbonate roof. Doors to the side elevation taking you to the rear patio and garden. Power and lighting.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.98m x 3.18m (13'1" x 10'5")

Window to the front elevation.

BEDROOM TWO 3.08m x 2.8m (10'1" x 9'2")

Window to the rear elevation.

BEDROOM THREE 2.76m x 1.96m (9'1" x 6'5")

Window to the front elevation.

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

White three piece suite incorporating a bathtub with a rain shower over and a mixer tap, push button WC and a vanity wash hand basin with a mixer tap.

Decorative tiles to the walls. Two windows to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid to lawn with a block paved driveway offering ample off-street parking and access to the integral garage.

INTEGRAL GARAGE *4.75m x 2.55m (15'7" x 8'5")*

Up and over door. Power and lighting.

REAR ELEVATION

A fully enclosed rear garden, predominantly laid to lawn with two patio areas. Raised borders surrounding the boundary add colour to this space.

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- 16 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 45 Mbps (download speed), 8 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

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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.

