



Simpson Close, Barrow-upon-Humber, North Lincolnshire

£210,000



  
lovelle



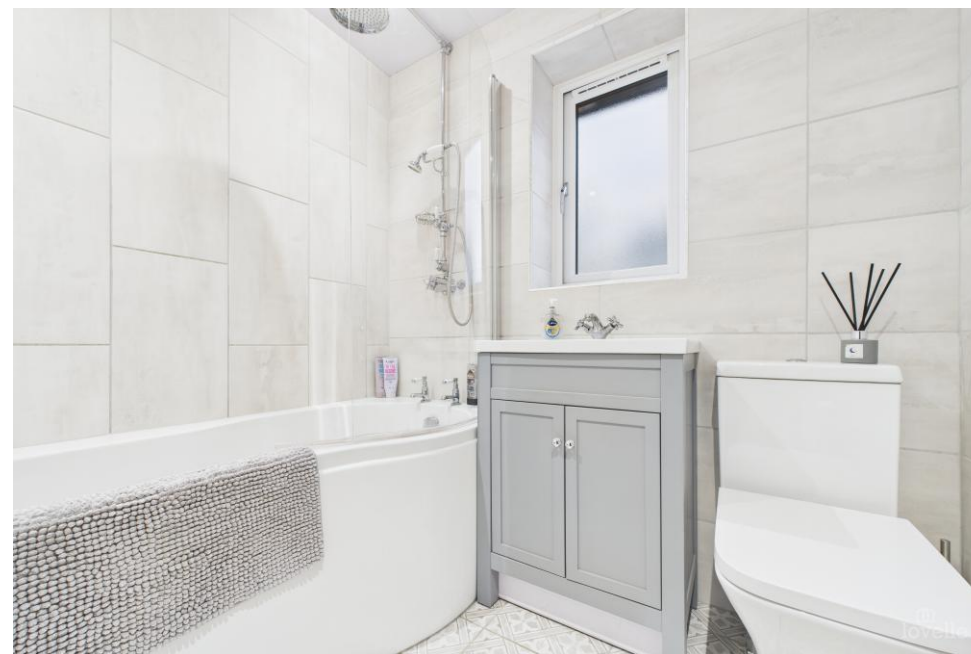


## Key Features

- Total Floor Area: 83 Square Metres
- Living Room
- Family Kitchen
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Ample Driveway
- Detached Garage
- EPC rating C









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## DESCRIPTION

Situated in the serene village of Barrow is this charming semi-detached home. Perfect for someone looking to escape the busy city lifestyle.

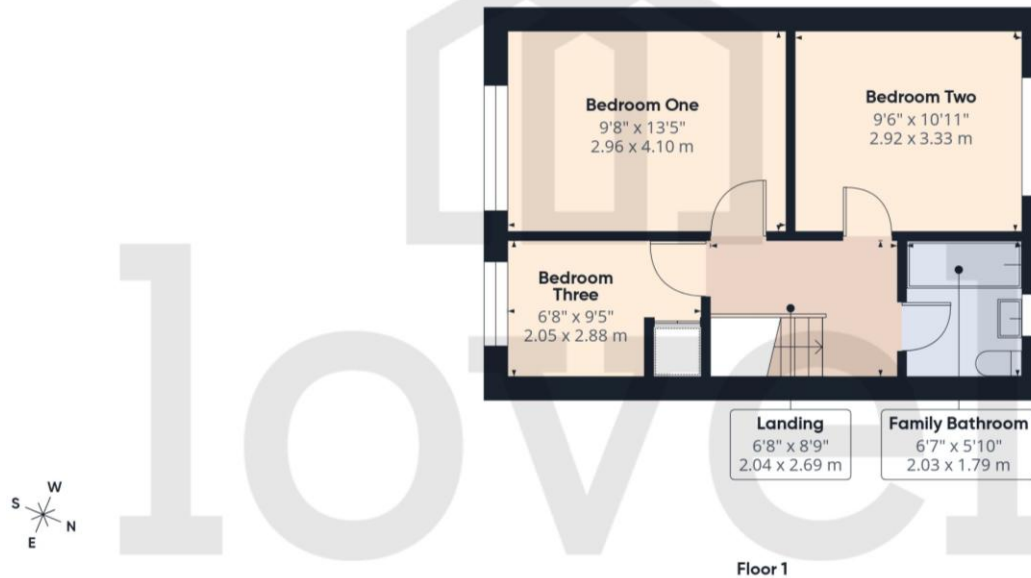
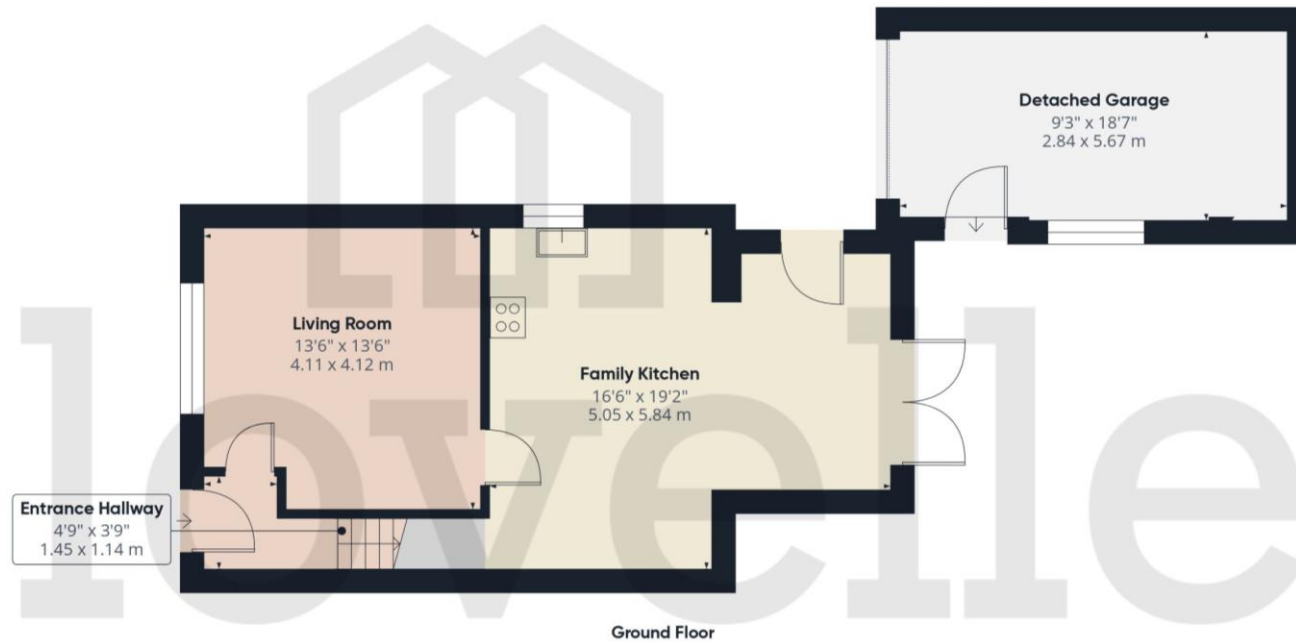
This generously proportioned accommodation includes three bedrooms and a modern family bathroom. While the sizeable living room offers great space to relax and receive guests and family in. Not to forget, the fully equipped family kitchen with a living area. Offering great views of the rear garden.

Finishing this property is the fully enclosed rear garden. With a detached garage offering endless possibilities.

**VIEWING HIGHLY RECOMMENDED!**



## FLOORPLAN



## Simpson Close, Barrow-upon-Humber, 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

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		
81-91	B		87 B
69-80	C	73 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.

Follow us on:



**ENTRANCE** 1.45m x 1.14m (4'10" x 3'8")

Entered through a composite door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

**LIVING ROOM** 4.11m x 4.12m (13'6" x 13'6")

Bright and airy room with a window to the front elevation and a door to the family kitchen.

**FAMILY KITCHEN** 5.05m x 5.84m (16'7" x 19'2")

Range of wall and base units with contrasting beech block work surfaces and upstands. Inset electric oven with a four ring hob and an extraction canopy over. Black composite 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 to the rear elevation and a half glazed UPVC door and a window to the side elevation.

Finished with a dining area and space for family to enjoy.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 2.96m x 4.1m (9'8" x 13'6")

Window to the front elevation.

**BEDROOM TWO** 2.92m x 3.33m (9'7" x 10'11")

Window to the rear elevation.

**BEDROOM THREE** 2.05m x 2.88m (6'8" x 9'5")

Window to the front elevation.

**FAMILY BATHROOM** 2.03m x 1.79m (6'8" x 5'11")

Three piece suite incorporating a bathtub with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Towel rail radiator and decorative tiles throughout.

Window to the rear elevation.

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

Driveway offering ample off-street parking and access to the detached garage and the rear of the property. Finished with a manicured lawn.

**DETACHED GARAGE** *2.84m x 5.67m (9'4" x 18'7")*

Electric roller door, power and lighting.

**REAR ELEVATION**

Fully enclosed by wooden fencing with a delightful patio area. Perfect to entertain guests and family or simply relax in. Finished with a manicured lawn.

**LOCATION**

Barrow-upon-Humber is a highly regarded residential village, with local shops, two pubs, excellent recreational facilities, a pharmacy, garage, garden centre, a Primary School and Churches. Baysgarth coeducational Secondary School, situated in the market town of Barton upon Humber only a short drive away.



**BROADBAND TYPE**

Standard- 18 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed),

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Good,  
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.

