



Nightingale Close, Barton-Upon-Humber, North Lincolnshire

£237,500

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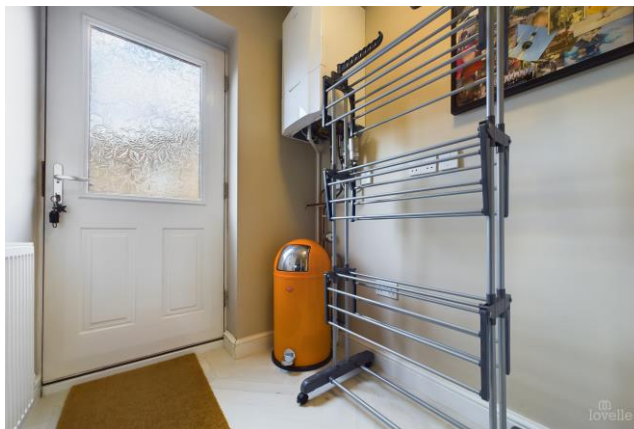

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Key Features

- Total Floor Area: 84 Square Metres
- Immaculately Presented Throughout
- Many Contemporary Features
- Kitchen Diner
- Lounge
- Utility Room & WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Built In Garage
- Enclosed Rear Garden
- EPC rating C





DESCRIPTION

Nightingale Close is a charming development of stylish properties. The development benefits from the close proximity to Baysgarth School and Baysgarth park.

Nestled deep into the development is this appealing detached three bedroom house. As you approach this spacious property, you are greeted by a clean and simple front garden, with a large driveway for multiple vehicles, access to the garage and the possibility to extend further (subject to the necessary planning).

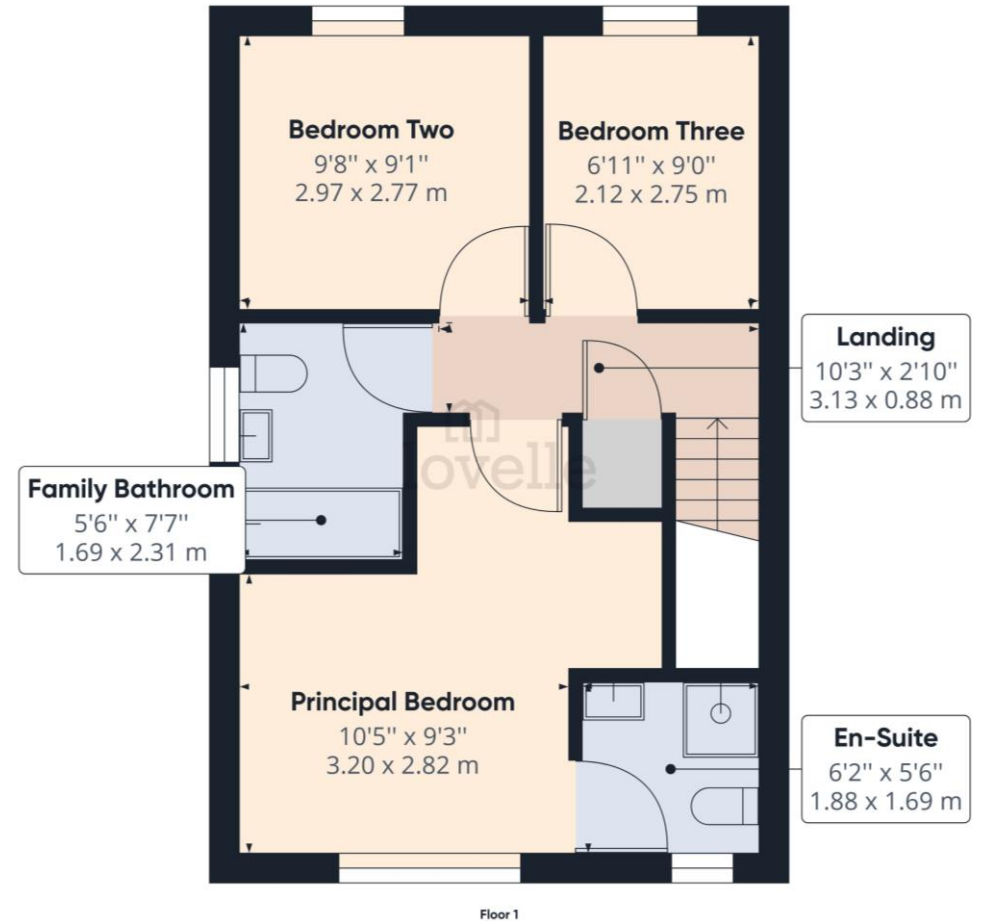
Once you step inside, the hallway invites you to explore deeper. The doors to the left take you to the lounge, kitchen diner and the utility areas. A fabulous and bright space for the family to enjoy. While the first floor has three bedrooms and a family bathroom. With the principal bedroom benefitting from an en-suite.

By the time you have finished admiring the charm of this home, you find yourself in the rear garden with a lovely decking area and a further patio. Fully enclosed, offering privacy and a space to relax.

VIEWING IS A MUST!



FLOORPLAN



Nightingale Close, Barton-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		85 B
69-80	C	72 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 0.8m x 1.5m

Entered through a composite door into the hallway. Door to the lounge and a staircase to the first floor accommodation.

LOUNGE 4m x 3.9m

Bright and airy room with a walk in bay window to the front elevation, that floods the room with light. Finished with a handy under stairs storage cupboard.

KITCHEN DINER 3.5m x 3.9m

Comprehensive range of wall and base units in a blue finish with contrasting work surfaces and decorative tiled splash backs. Enamel one and a half bowl sink and drainer with a swan neck mixer tap, inset electric oven with a four ring gas hob and extraction canopy over. Built in dishwasher and microwave, integral fridge freezer.

Dual aspect with windows to the side and rear elevation.

UTILITY ROOM 1.5m x 2.1m

Housing the combination boiler, plumbing for a washing machine and further appliances. Doors to the rear elevation and WC.

WC 0.9m x 1.7m

Two piece suite incorporating a push button WC and a wall mounted wash hand basin with a mixer tap. Decorative paneling to the walls.

FIRST FLOOR ACCOMMODATION:

Ladder access to full house length loft with extensive flooring, shelving, lighting and power

PRINCIPAL BEDROOM *3.2m x 2.8m*

Window to the front elevation and door to the en-suite.

EN-SUITE *1.8m x 1.6m*

Modern three piece bathroom suite incorporating a shower cubicle with a rain shower over, push button WC and a wash hand basin built into a vanity unit. Decorative paneling to the wet areas and a chrome towel rail radiator.

Window to the front elevation.

BEDROOM TWO *2.9m x 2.7m*

Window to the rear elevation.

BEDROOM THREE *2.1m x 2.7m*

Window to the rear elevation.

FAMILY BATHROOM *1.6m x 2.3m*

Contemporary bathroom suite incorporating a double ended air jet bathtub with a shower over, push button WC and a wash hand basin built into a vanity unit. Ceramic tiles and decorative paneling throughout, chrome towel rail radiator. Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Simple front garden, predominantly laid to lawn with a large driveway for multiple vehicles leading to the built in garage and access to the rear garden.

BUILT-IN GARAGE 2.8m x 5m

Two garage doors including rear electric roller door, power and lighting, plumbing for washing machine and storage loft.

REAR ELEVATION

Private rear garden, fully enclosed by a brick wall and decorative wooden fencing. Predominantly laid to gravel with mature plantings and colourful flowers throughout. Finished with a patio and decking area to entertain friends and family, or to relax and enjoy a moment to yourself.

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!

