



West Acridge, Barton-Upon-Humber, North Lincolnshire

Asking Price £180,000

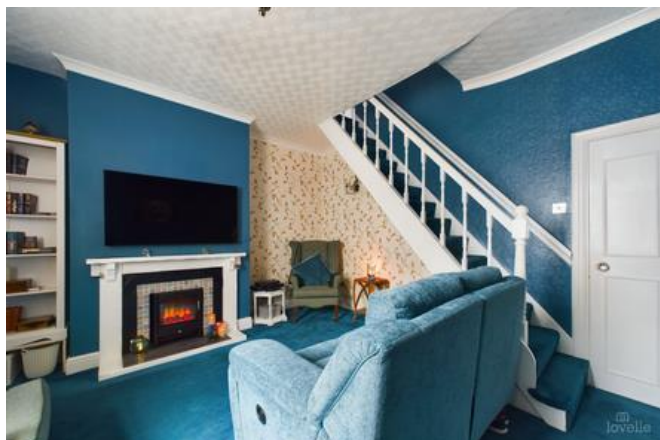



lovelle



Key Features

- Total Floor Area:- 80 Square Metres
- Sensational Period Home
- Galley Kitchen
- Two Reception Rooms
- Three Bedrooms
- Family Bathroom
- Beautiful Enclosed Rear Garden
- Double Detached Garage
- Off Street Parking
- Central Location
- EPC rating D





DESCRIPTION

This sensational three bedroom home is waiting just for you...

Situated in a prime location, within walking distance to the town of Barton upon Humber.

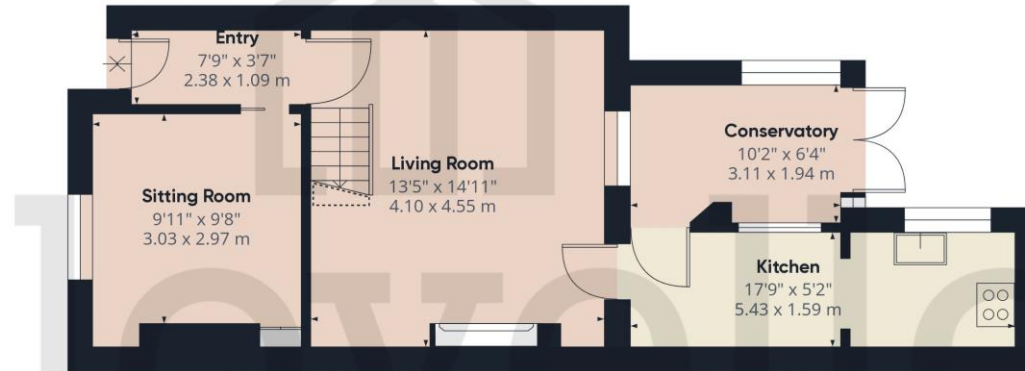
This home has been lovingly taken care for by the current owners and this generously proportioned accommodation includes three bedrooms and a fabulous family bathroom. Further on is the living room, sitting room and conservatory with its adjoining kitchen which enjoy views over the delightful rear garden.

Stunning rear garden which leads to the detached double garage and off street parking.

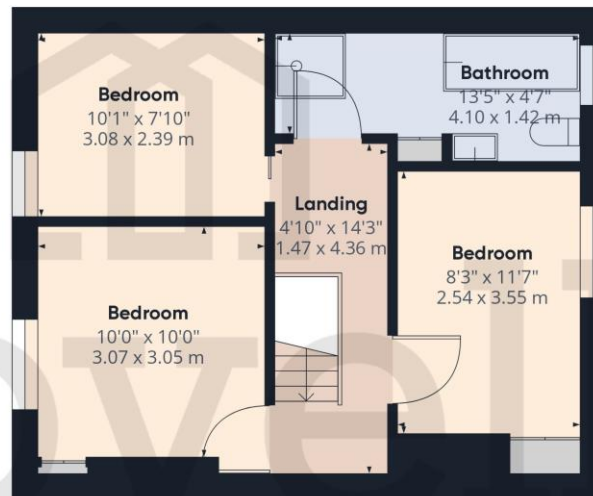
VIEWING HIGHLY RECOMMENDED!



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

905.39 ft²

84.11 m²

Reduced headroom

10.78 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

West Acridge, 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.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		
69-80	C		80 C
55-68	D	57 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.

ENTRANCE

Entered via a UPVC door into the hallway. The hallway has doors to the sitting room and another to the lounge.

SITTING ROOM *3.03m x 2.97m*

Window to the front elevation.

LOUNGE *4.55m x 4.10m*

Electric fireplace. Window to the rear elevation.

KITCHEN *5.43m x 1.59m*

Range of wall and base units with contrasting work surfaces in a grey gloss finish. Electric oven and four ring gas hob with extraction canopy over. Integral fridge/freezer. Plumbing for a washing machine. Two windows and a door to the side elevation.

LEAN TO *3.11m x 1.94m*

Polycarbonate roof. French doors to the rear garden, window and a door to the side elevation.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE *3.55m x 2.54m*

Window to the front elevation.

BEDROOM TWO *3.07m x 3.05m*

Window to the rear elevation.

BEDROOM THREE *3.08m x 2.39m*

Window to the front elevation.

FAMILY BATHROOM *4.10m x 1.42m*

Four piece suite incorporating a bath tub with hot and cold water taps, low flush WC, pedestal wash hand basin and a shower cubicle. Towel rail radiator. Window to the rear elevation.

OUTSIDE THE PROPERTY

FRONT ELEVATION

Low maintenance front garden, enclosed by picket fencing.

REAR ELEVATION

Beautiful garden, predominantly laid to gravel and part laid to artificial lawn with a range of mature shrubbery. Access to the detached garage and off street parking.

DOUBLE GARAGE *5.37m x 5.06m*

Up and over door to the front elevation. Personnel door to the rear elevation.

