



Nursery Close, Barton-upon-Humber, North Lincolnshire

Offers over £170,000





lovelle

## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area:- 79 Square Metres
- Contemporary Kitchen
- Living Room
- Conservatory
- Two Bedrooms
- Family Bathroom & En-Suite
- Dressing Room
- Enclosed Rear Garden
- Driveway
- EPC rating D





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## DESCRIPTION

**\*\*NO CHAIN\*\***

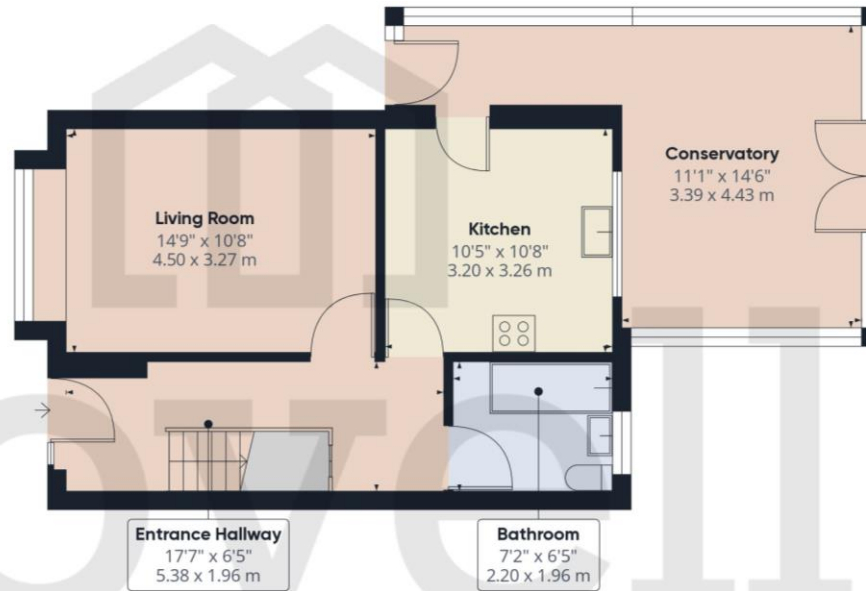
Tucked away on the quiet cul-de-sac of Nursery Close, is this two bedroom semi detached home. The generously proportioned accommodation invites you into the spacious hallway, with doors to all principal rooms and stairs taking you to the first floor accommodation. As you make your way through, you are greeted by a sizeable and comfortable living room, further on there is a fully equipped kitchen with adjacent bathroom. And to finish off the ground floor is the generous conservatory overlooking the rear garden. Perfect space to entertain or receive guests in. While the first floor offers two good sized bedrooms, with the principal bedroom benefitting from a dressing room and an en-suite.

Outside of this home, there is a low maintenance private garden with a patio area. Mainly laid to gravel with mature shrubbery. A lovely space to spend time in the summer or have a drink in the morning, or simply dine with family and friends. A private drive provides off street parking and access to the rear of the property.

We anticipate a high demand, viewing is highly recommended!



## FLOORPLAN



Ground Floor



Floor 1

## Nursery 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.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		83 B
69-80	C		
55-68	D	64 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.

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**ENTRANCE** 5.3m x 1.9m

Entered through a half glazed UPVC door with sidelights into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Handy under stairs storage cupboard.

**LIVING ROOM** 4.5m x 3.2m

Bright living room with a bow bay window to the front elevation flooding the room with light. Feature Adam style fireplace surround housing an electric fire.

**FAMILY BATHROOM** 2.2m x 1.9m

Three piece suite incorporating a double ended bathtub with a mixer tap and a shower attachment, push button WC and a pedestal wash hand basin with a mixer tap. Ceramic tiles throughout and window to the rear elevation.

**KITCHEN** 3.2m x 3.2m

Modern kitchen with wall and base units in a sage finish with contrasting work surfaces and decorative tiled splash backs. Inset one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven, microwave and a four ring hob with extraction canopy over. Integrated fridge freezer, dishwasher and plumbing for a washing machine.

Window to the rear elevation and a half glazed UPVC door to the side elevation leading into the conservatory.

**CONSERVATORY** 3.3m x 4.4m

Spacious and built on a low rise brick wall. Fully double glazed with double opening French doors taking you into the rear garden. Perfect space to entertain guests and family or simply relax.

Power and lighting.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** *3.1m x 3.7m*

Fitted bedroom furniture incorporating multiple wardrobes and shelving.  
Window to the front elevation and an archway to the dressing room.

**DRESSING ROOM** *1.8m x 2m*

Fitted wardrobe and an archway to the en-suite.

**EN-SUITE** *1.4m x 2.6m*

Stylish three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a wash hand basin with a mixer tap built into a vanity unit. Decorative waterproof panelling throughout and a window to the rear elevation.

**BEDROOM TWO** *2.4m x 2.5m*

Window to the rear elevation.

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

Low maintenance front garden, fully laid with gravel and finished with mature plantings and shrubbery. Driveway offering ample off street parking with access to the rear garden.

**REAR ELEVATION**

Fully enclosed by wooden fencing, with two delightful patio areas. Predominantly laid with gravel making it low maintenance and 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!

