

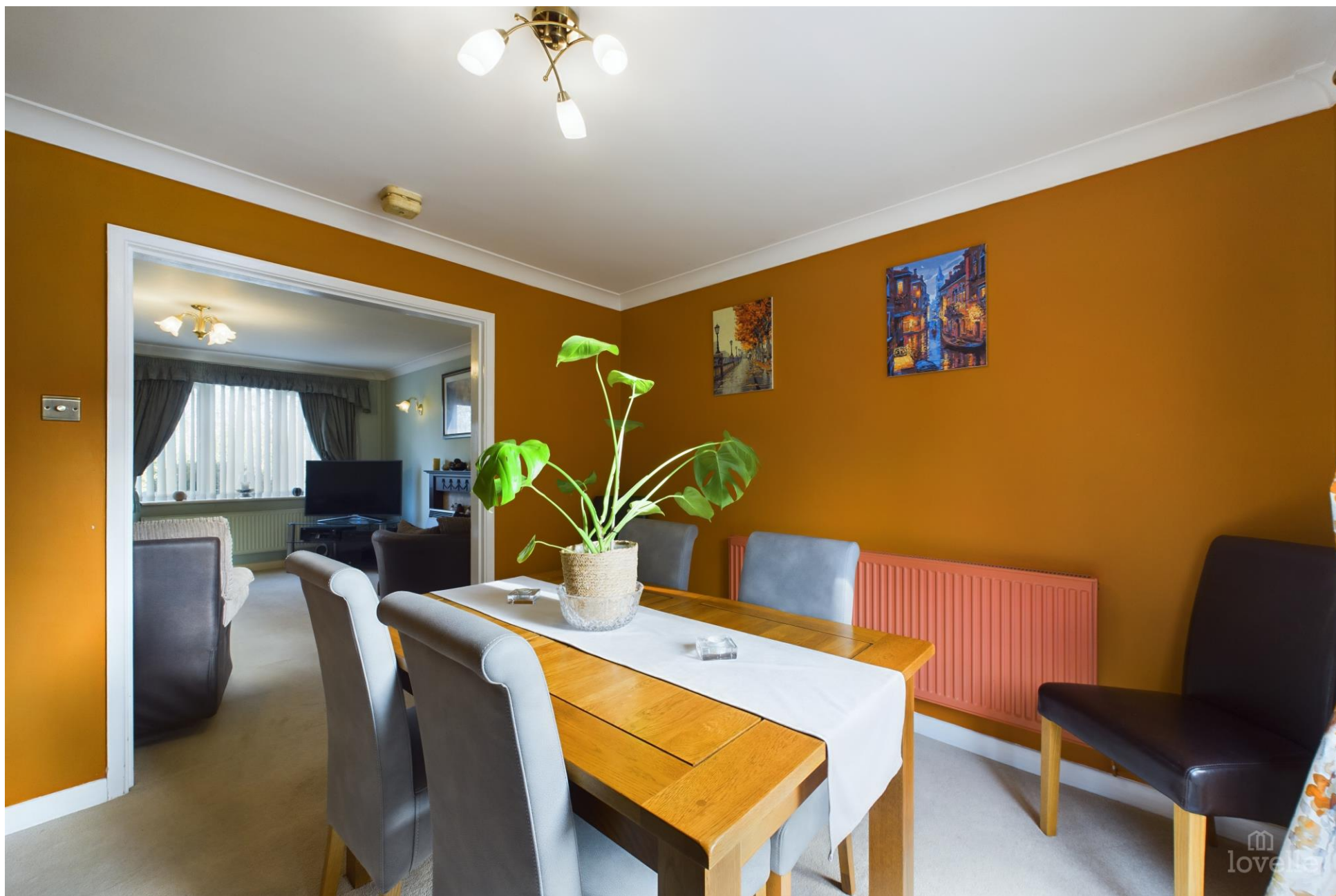


Old Dairy, Barrow-upon-Humber, North Lincolnshire

Offers over £250,000

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  2
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 lovella



Key Features

- Total Floor Area:- 108 Square Metres
- Lounge & Dining Room
- Kitchen
- Utility Room
- Downstairs WC
- Three Bedrooms
- En-Suite & Family Bathroom
- Driveway & Integral Garage
- Enclosed Rear Garden
- Log Cabin & Summerhouse
- EPC rating C





DESCRIPTION

Stood proudly on a corner plot is this three bedroom property. On the market looking for new owners to put their own stamp on it.

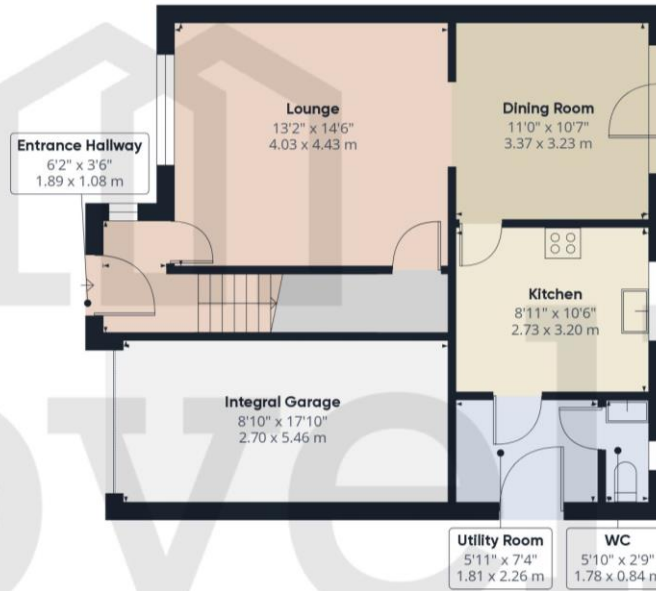
Approaching, you are greeted by a landscaped front garden with an ample driveway and access to the log cabin. Once inside, the bright lounge invites you in with a feature fireplace and seamlessly blending with the dining room to create a great space to entertain guests and family. Further on, there is a fully equipped kitchen with its adjacent utility room and WC, adding functionality and convenience to this home. All while the first floor offers three double bedrooms with the principal one having its very own en-suite, while the rest are benefitting from a family bathroom.

Finishing this property, is the rear garden. Fully enclosed and laid to lawn with a charming patio area to enjoy the pond and the colorful plantings from. All while the summerhouse and the log cabin add extra space to entertain guests, enjoy a moment to yourself or use it as a home office.

Call us to arrange your viewing today!



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1

Old Dairy, 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		
69-80	C	73 C	83 B
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 1.89m x 1.08m (6'2" x 3'6")

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

LOUNGE 4.03m x 4.43m (13'2" x 14'6")

Bright room with a feature Adam style fireplace housing an electric fire. Window to the front elevation and an archway to the dining room.
Finished with a handy under stairs cupboard.

DINING ROOM 3.37m x 3.23m (11'1" x 10'7")

Great space to receive or entertain guests and family.
French doors with sidelights to the rear elevation.

KITCHEN 2.73m x 3.2m (9'0" x 10'6")

Range of wall and base units with contrasting work surfaces and tiled splash backs. Inset electric double oven and a four ring gas hob with an extraction canopy over. Integral dishwasher, fridge freezer and a double stainless steel sink and drainer with a swan neck mixer tap.
Window to the rear elevation and a door to the utility room.

UTILITY ROOM 1.81m x 2.26m (5'11" x 7'5")

Wall units with a contrasting work surface and tiled splash back. Plumbing for a washing machine and space for a tumble dryer.
Fully glazed UPVC door to the side elevation.

WC 1.78m x 0.84m (5'10" x 2'10")

Two piece suite incorporating a low flush WC and a pedestal wash hand basin with hot and cold water taps.
Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.65m x 4.48m (12'0" x 14'8")

Window to the rear elevation and a door to the en-suite.

EN-SUITE 1.19m x 2.18m (3'11" x 7'2")

Three piece suite incorporating a shower cubicle with an electric shower over, push button WC and a wall mounted wash hand basin with a mixer tap.
Decorative tiles throughout and a chrome effect towel rail radiator.
Window to the side elevation.

BEDROOM TWO 2.87m x 3.45m (9'5" x 11'4")

Window to the rear elevation.

BEDROOM THREE 4.03m x 3.2m (13'2" x 10'6")

Window to the front elevation.

FAMILY BATHROOM 2.9m x 3.18m (9'6" x 10'5")

Four piece bathroom suite incorporating a bathtub with a mixer tap, walk in shower cubicle with an electric shower over, push button WC and a wall mounted wash hand basin with a mixer tap.
Decorative tiles throughout.
Window to the front elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Spacious front garden with a driveway offering ample off street parking and access to the integral garage and the rear garden. Finished with an evergreen hedge and laid to slate.

INTEGRAL GARAGE

Up and over door, power and lighting.

REAR ELEVATION

Fully enclosed rear garden, surrounded by wooden fencing, mature trees and shrubbery. Offering privacy from the surrounding properties. Predominantly laid to lawn with a delightful patio area. Not to forget the timber summerhouse adding the perfect space to unwind in and entertain family and friends.

LOG CABIN:

MAIN ROOM *2.8m x 4.87m (9'2" x 16'0")*

Insulated with power and lighting.

WC *0.87m x 1.55m (2'11" x 5'1")*

Push button WC and a wash hand basin.

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- 19 Mbps (download speed), 1 Mbps (upload speed),
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast- 1000 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - likely,
Indoors - limited,
Available - EE, Three, O2.

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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 Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

