



- 3 Storey House
- 3 Double Bedrooms
- Kitchen
- En-suite to Master & Large Family Bathroom
- Double Glazing & GCH
- Downstairs WC
- Council Tax Band B
- EPC Band C

Barton Lane, DN19 7DD,
Monthly Rental Of £675



Situated in the centre of the village of Barrow Upon Humber within close proximity to local shops, Starkey&Brown are pleased to offer to let this three storey three double bedroom property with an en-suite to the master bedroom and a further spacious family bathroom. Additional accommodation comprises of a lounge and kitchen with built in oven, hob, fridge and freezer and downstairs WC. The property also benefits from double glazing and a gas central heating system. Internal inspection is highly recommended. Deposit - £778, holding fee £155.



Entrance Hall

Having double glazed door to the side elevation and stairs leading to the first floor.

Living Room

13' 2" x 9' 11" (4.01m x 3.02m)

Having double glazed window to the front elevation and radiator.

Kitchen

13' 2" max x 7' 6" max (4.01m x 2.28m)

With double glazed window to the rear elevation, range of wall and base units with work surfaces over, integrated four ring gas hob with extractor fan over, integrated electric oven, stainless steel sink and drainer, integral fridge freezer, combination boiler fitted in 2022.

WC

4' 1" x 4' 5" (1.24m x 1.35m)

Having low level WC, hand wash basin and double glazed window to the side elevation.

First Floor Landing

with staircase to second floor and storage cupboard.

Bedroom 2

13' 1" x 9' 11" (3.98m x 3.02m)

With double glazed window to the front elevation and radiator.

Bedroom 3

13' 10" x 7' 6" (4.21m x 2.28m)

Having double glazed window to rear elevation and radiator.

Bathroom

6' 0" x 10' 9" (1.83m x 3.27m)

Having a panelled bath with mains shower attachment, low level WC, pedestal hand wash basin, tiled splash backs, radiator and double glazed window to the rear elevation.

Master Bedroom

13' 3" max x 12' 10" max (4.04m x 3.91m)

With double glazed window to the front elevation, cupboard and radiator.

En-suite

6' 11" x 6' 0" (2.11m x 1.83m)

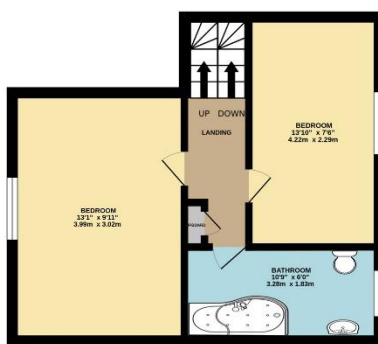
Having a shower cubicle, low level WC, pedestal wash hand basin, tiled splash back and wall mounted towel heater.



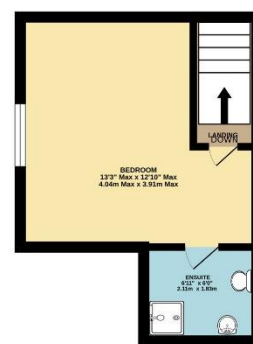
GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



2ND FLOOR
183 sq.ft. (17.0 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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