

Fleetgate, Barton-upon-Humber

North Lincolnshire

Offers Over £140,000

lovelle









67 Fleetgate

Barton-Upon-Humber

Welcome to this inviting two bedroom terraced home, offering a comfortable and versatile layout suited to a variety of lifestyles. The property makes a welcoming first impression, with well arranged accommodation that provides space for relaxing, working and everyday living.

The lounge offers a pleasant setting in which to unwind, while a separate study provides a useful space for home working, reading or pursuing hobbies. The fully equipped kitchen is ready for the demands of daily life, offering a practical space for preparing meals. A separate utility room adds convenience and helps keep household tasks organised, while the downstairs WC is a useful addition for residents and guests alike. The accommodation continues with two bedrooms, providing flexibility for a main bedroom, a guest room or an additional space to suit your needs. A family bathroom serves the bedrooms and completes the interior. With its combination of dedicated living and working areas, practical facilities and two bedrooms, this home offers an appealing balance of comfort and versatility. Finished with a spacious rear garden and a driveway with off-street parking.

Whether you are looking for your first home, a manageable property or a place with room to work from home, this terraced house is well worth exploring.

Arrange a viewing to appreciate its potential.

- **Total Floor Area:- 90 Square Metres**
- **Grade II Listed Property**
- **Lounge & Study**
- **Fully Equipped Kitchen**
- **Dining Room**
- **Utility Room & Downstairs WC**
- **Two Bedrooms**
- **Family Bathroom**
- **Courtyard & Spacious Garden**
- **Driveway**

BROADBAND TYPE:

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),

Superfast - 67 Mbps (download speed), 17 Mbps (upload speed),

Ultrafast- 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE
2' 10" x 15' 10" (0.87m x 4.82m)
Entered through a wooden door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE
10' 11" x 13' 0" (3.33m x 3.95m)
Bright and airy lounge with a walk-in bay window to the front elevation and a feature Adam style fireplace housing a cast iron stove. Perfect for those cold winter evenings.

STUDY
8' 8" x 10' 4" (2.65m x 3.15m)
Great space to relax in. Window to the rear elevation.

KITCHEN
7' 10" x 12' 6" (2.39m x 3.82m)
Range of base units with contrasting work surfaces and upstands. White sink and drainer with a swan neck mixer tap. Freestanding cooker with a four ring hob and an extraction canopy over. Window to the side elevation and a door to the dining room.

DINING ROOM
7' 1" x 9' 3" (2.17m x 2.83m)
Great space as a family room, dining room or place to relax in. Window to the side elevation and doors to the utility areas.

UTILITY ROOM
7' 5" x 9' 1" (2.25m x 2.78m)
Plumbing for a washing machine and space for a tumble dryer and a tall fridge freezer. Windows to the side and rear elevation. Door to the rear garden.

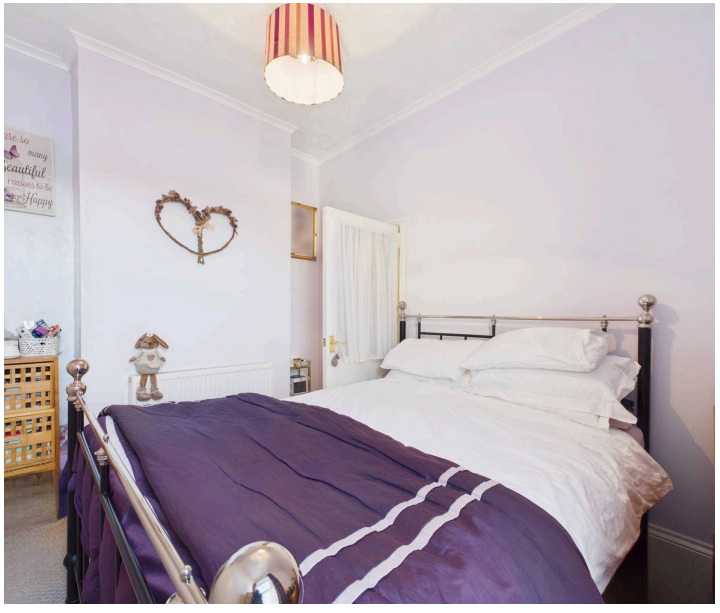
WC
3' 11" x 2' 5" (1.19m x 0.73m)
Low flush WC and a window to the side elevation.













FIRST FLOOR ACCOMMODATION:
5' 5" x 7' 4" (1.65m x 2.24m)

BEDROOM ONE
14' 4" x 11' 10" (4.36m x 3.61m)
Window to the front elevation and a storage cupboard.

BEDROOM TWO
8' 9" x 10' 4" (2.67m x 3.14m)
Window to the rear elevation.

FAMILY BATHROOM
7' 9" x 12' 10" (2.36m x 3.91m)
White four piece suite incorporating a claw-foot bathtub with a mixer tap, walk-in shower cubicle with an electric shower over, push button WC and a pedestal wash hand basin with a mixer tap. Chrome effect towel rail radiator and a window to the rear elevation.



FRONT GARDEN

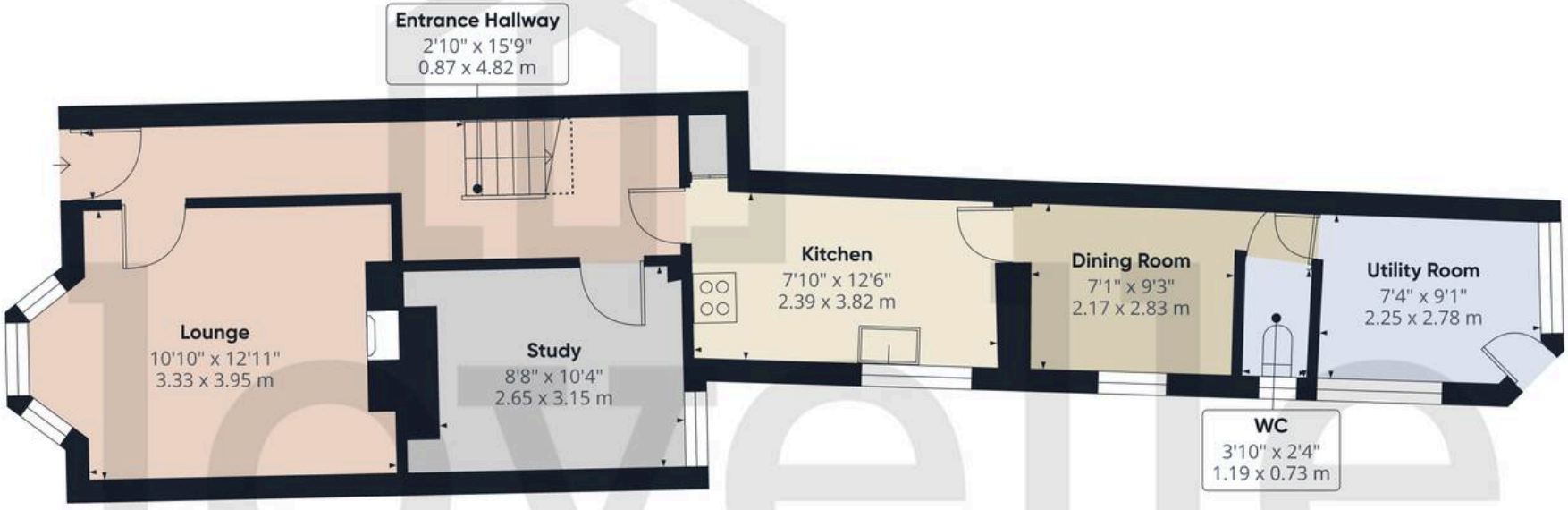
Low maintenance frontage with a decorative brick wall.

REAR GARDEN

Opening with a courtyard and a patio area. Predominantly laid to lawn and enclosed by brick walls and fencing with mature shrubbery adorning the boundary. Gated access to the driveway and a timber constructed garden shed.

DRIVEWAY

2 Parking Spaces



S W E N

Ground Floor

Approximate total area(1)

596 ft²

55.3 m²

Reduced headroom

10 ft²

0.9 m²

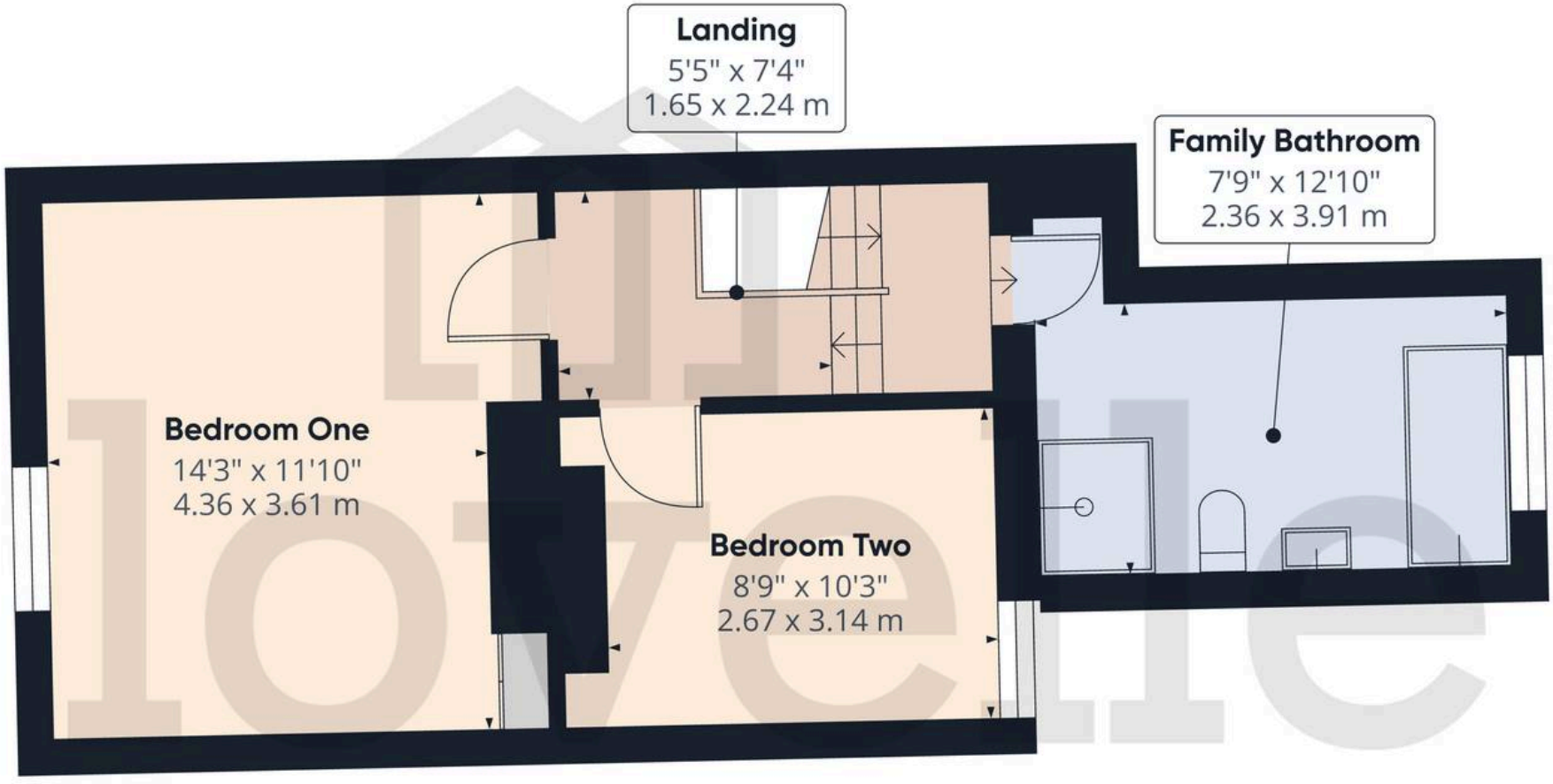
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)

427 ft²

39.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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S W E N

Floor 1

*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 Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £30.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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 branch to book in with our mortgage advisor.

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.

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.

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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