



Bayleaf Lane, Barton-upon-Humber, North Lincolnshire

Offers over £280,000





## Key Features

- Total Floor Area: 106 Square Metres
- Kitchen Diner
- Living Room
- Sunroom
- Utility Room & WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Integral Garage
- Driveway
- EPC rating B





---

## DESCRIPTION

Step into this modern detached home offering ample space and contemporary living. Superbly located with all your everyday needs within a short distance from the town centre.

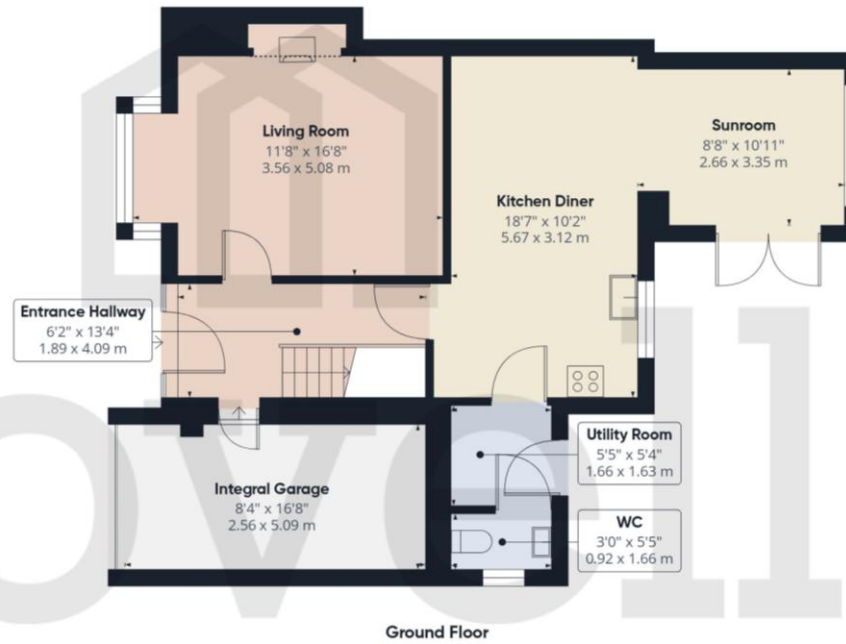
With a versatile design, the ground floor encompasses a modern kitchen diner that seamlessly flows in to the sunroom. Great space for entertaining or enjoying the views of the garden. Not to forget, the useful utility room and the downstairs WC. Finishing the ground floor is the bright living room, flooded with light by the walk-in bay window. Ascend to the first floor and you are presented by three bedrooms. With the principal bedroom having its own en-suite while the rest benefit from a family bathroom. And finally, the rear garden - low maintenance and perfect to entertain friends and family. Finished with gated access to the driveway and integral garage.

This home is a great fusion of comfort, function and location that is hard to beat.

Book your viewing today.



## FLOORPLAN



## Bayleaf Lane, 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		94 A
81-91	B	85 B	
69-80	C		
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 4.09m (6'2" x 13'5")

Entered through a composite door with sidelights into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

**LIVING ROOM** 3.56m x 5.08m (11'8" x 16'8")

Bright and airy room with a walk-in bay window to the front elevation and a feature Inglenook fireplace.

**KITCHEN DINER** 5.67m x 3.12m (18'7" x 10'2")

Range of wall and base units in a white finish with contrasting work surfaces and upstands. Inset stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring gas hob with an extraction canopy over. Integral dishwasher. Finished with a dining area. Window to the rear elevation and an opening to the sunroom. Door to the utility areas.

**SUNROOM** 2.66m x 3.35m (8'8" x 11'0")

Double opening French doors to the patio area bridge the gap between inside and outdoors, making it perfect to enjoy it with friends, family or on your own.

"Picture" window to the rear elevation overlooking the garden.

**UTILITY ROOM** 1.66m x 1.63m (5'5" x 5'4")

Minimal range of units with a contrasting work surface and upstand. Plumbing for a washing machine and space for a tall fridge freezer. Half glazed UPVC door to the rear elevation.

**WC** 0.92m x 1.66m (3'0" x 5'5")

Two piece suite incorporating a push button WC and a pedestal wash hand basin with a mixer tap.

Window to the side elevation.

**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.37m x 4.54m (11'1" x 14'11")

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

**EN-SUITE** 1.18m x 1.69m (3'11" x 5'6")

Three piece suite incorporating a push button WC, pedestal wash hand basin with a mixer tap and a shower cubicle with a shower over. Decorative tiles throughout and a window to the side elevation.

**BEDROOM TWO** 3m x 3.12m (9'10" x 10'2")

Window to the rear elevation.

**BEDROOM THREE** 2.57m x 2.08m (8'5" x 6'10")

Window to the rear elevation.

**FAMILY BATHROOM** 2.15m x 2.63m (7'1" x 8'7")

Three piece bathroom suite incorporating a bathtub with a shower over and a mixer tap, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles throughout and a storage cupboard.

Window to the front elevation.

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

Predominantly laid to lawn with a block paved driveway offering ample off-street parking and access to the integral garage. Gated access to the rear of the property.

**INTEGRAL GARAGE 2.56m x 5.09m (8'5" x 16'8")**

Roller door, power and lighting.

**REAR ELEVATION**

Low maintenance rear garden and fully enclosed by wooden fencing with a substantial patio area, perfect for outdoor entertaining friends and family.

**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!

**BROADBAND TYPE**

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),  
Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
Available - O2, Vodafone, EE, Three.

\*

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 £20.00 (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.

