



Stephen Crescent, Barton-upon-Humber, North Lincolnshire

 4  1  2

Offers over £300,000

  
lovelle

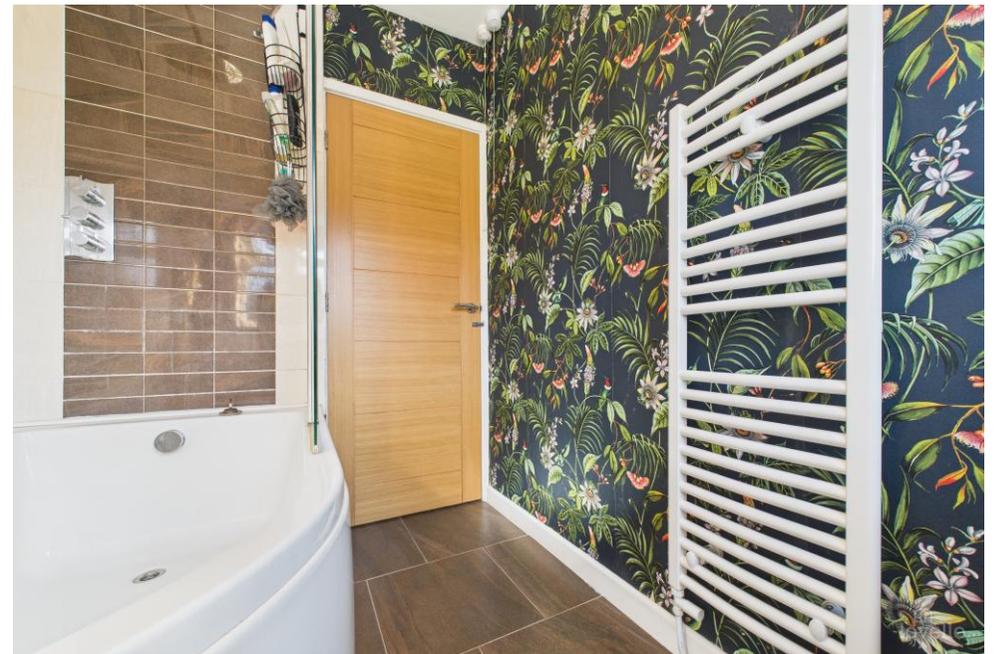


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## Key Features

- Total Floor Area: 124 Square Metres
- Open Plan Family Kitchen
- Lounge
- Utility Room & WC
- Four Bedrooms
- Family Bathroom
- Loft Room, Storage & Loft
- Integral Garage
- Enclosed Rear Garden
- Close To Local Amenities
- EPC rating C





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## DESCRIPTION

Situated on Stephen Crescent, is this detached bungalow. On the market looking for someone new to put their own stamp on it.

Approaching the property, you are greeted by a spacious driveway and an integral garage, adding extra storage and ample off-street parking to the property.

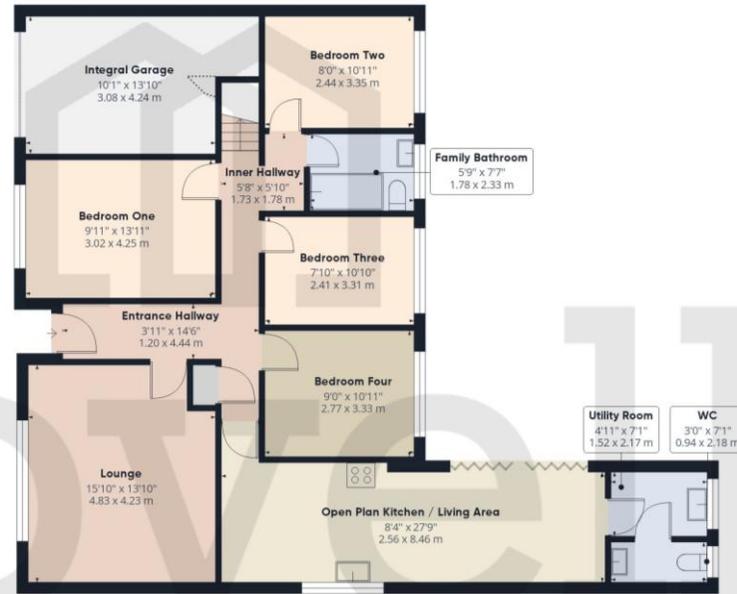
Continuing, this generously proportioned accommodation includes a cosy lounge and a fully equipped family kitchen with a living area and bi-fold doors overlooking the rear garden. Perfect spaces to receive friends and family in. Further on, the utility room and WC add versatility and convenience to the property. Finished with four bedrooms, with all benefitting from a stylish family bathroom. While the well appointed loft adds endless possibilities to the property.

Not to forget the rear garden. Laid to lawn and surrounded by wooden fencing and mature trees, shrubbery. With delightful patio areas, offering great spaces to entertain friends and family.

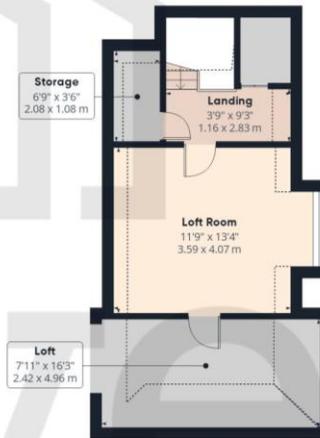
Do not hesitate and book a viewing today.



## FLOORPLAN



Ground Floor



Floor 1

## Stephen Crescent, Barton-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band D

### 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             | 69 C    | 75 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.

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**ENTRANCE** 1.2m x 4.44m (3'11" x 14'7")

Entered through a composite door into the hallway. Doors to all principal rooms and a staircase to the loft.

**LOUNGE** 4.83m x 4.23m (15'10" x 13'11")

Bright and airy room with a "picture" window to the front elevation and finished with an electric stove. Great for cold winter evenings.

**OPEN PLAN:** 2.56m x 8.46m (8'5" x 27'10")

**KITCHEN**

Range of wall and base units in a cream finish with contrasting granite work surfaces, upstands and tiled splashbacks. Integral double oven and a five ring gas hob with an extraction canopy over. Inset stainless steel sink and drainer with a swan neck mixer tap and an integral dishwasher. Integral tall fridge freezer.

Window to the side elevation.

**LIVING AREA**

Two roof windows and bi-fold doors to the side elevation and patio. Door to the utility areas.

**UTILITY ROOM** 1.52m x 2.17m (5'0" x 7'1")

Range of wall and base units with a contrasting work surface. Inset stainless steel sink with a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer. Window to the rear elevation.

**WC** 0.94m x 2.18m (3'1" x 7'2")

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

Window to the rear elevation.

**BEDROOM ONE** 3.02m x 4.25m (9'11" x 13'11")

Fitted bedroom furniture incorporating multiple wardrobes and shelving.  
Window to the front elevation.

**BEDROOM TWO** 2.44m x 3.35m (8'0" x 11'0")

Window to the rear elevation.

**BEDROOM THREE** 2.41m x 3.31m (7'11" x 10'11")

Window to the rear elevation.

**BEDROOM FOUR** 2.77m x 3.33m (9'1" x 10'11")

Window to the rear elevation.

(Currently used as a dining room)

**FAMILY BATHROOM** 1.78m x 2.33m (5'10" x 7'7")

White three piece suite incorporating a bathtub with a rain shower over, push button WC and a pedestal wash hand basin with a mixer tap.  
Decorative tiles to the wet areas and window to the rear elevation.

**FIRST FLOOR ACCOMMODATION:**

**LOFT ROOM** 3.59m x 4.07m (11'10" x 13'5")

Window to the rear elevation.

**LOFT** 2.42m x 4.96m (7'11" x 16'4")

Power and lighting.

**STORAGE** 2.08m x 1.08m (6'10" x 3'6")

Power and lighting.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Ample driveway offering off street parking, while the garage - extra storage space. Finished with mature shrubbery and gated access to the rear of the property.

### **INTEGRAL GARAGE 3.08m x 4.24m (10'1" x 13'11")**

Up and over door. Power and lighting.

### **REAR ELEVATION**

Fully enclosed rear garden, predominantly laid to lawn and surrounded by mature trees and shrubbery. Great space to entertain family and friends in. Finished with two patio areas and 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!

**BROADBAND TYPE**

Standard- 16 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 66 Mbps (download speed), 14 Mbps (upload speed),  
Ultrafast- 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

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

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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 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.

