

Meg's Barn - Palmer Lane, Barrow-upon-Humber

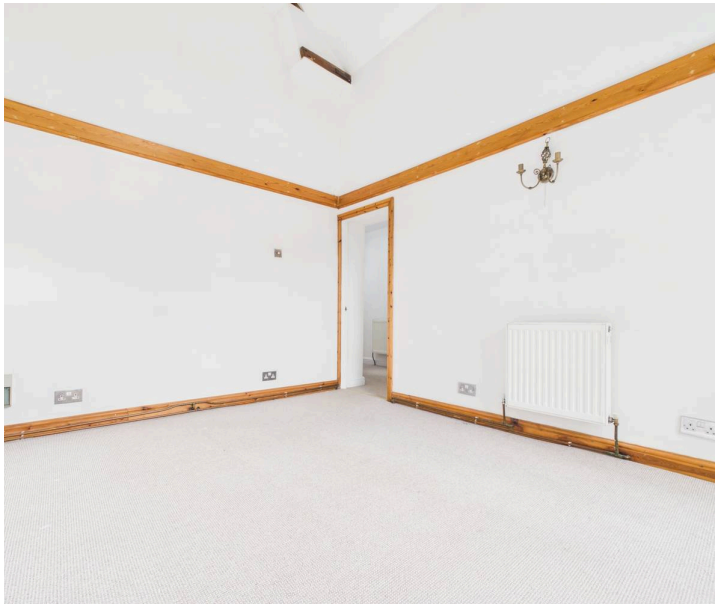
North Lincolnshire

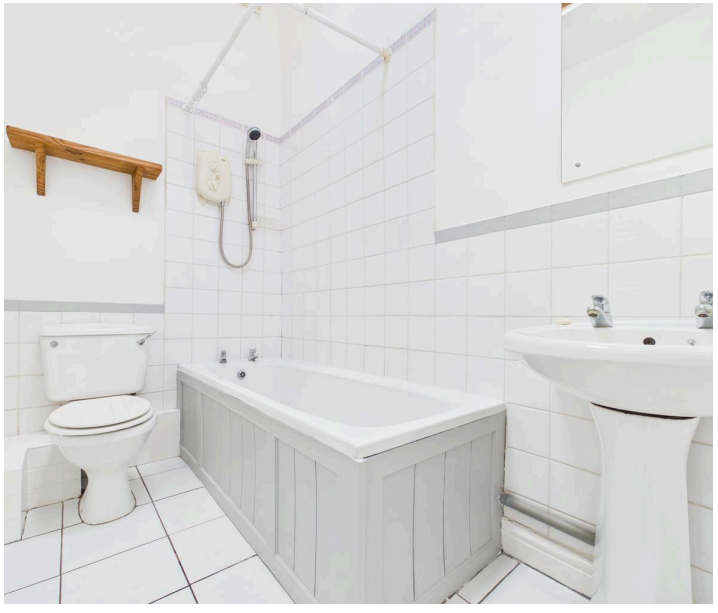
£225,000

lovelle









Meg's Barn Palmer Lane

Barrow-Upon-Humber

NO CHAIN

Set in the picturesque village of Barrow is this character property.

Approaching this home it opens with a driveway and an integral garage. As you enter through the front door a bright hallway welcomes you in to explore further. To your right is the spacious living room, home office and a downstairs bathroom. To your left is the kitchen diner and access to the integral garage. While the first floor accommodation offers two bedrooms, study and a shower room.

Finished by a fully enclosed side garden.

Arrange your viewing today!

- **NO CHAIN**
- **Total Floor Area:- 94 Square Metres**
- **Living Room**
- **Kitchen Diner**
- **Home Office & Study**
- **Two Bedrooms**
- **Two Bathrooms**
- **Enclosed Side Garden**
- **Garage & Driveway**

BROADBAND TYPE:

Standard- 18 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 71 Mbps (download speed), 16 Mbps (upload speed),

Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

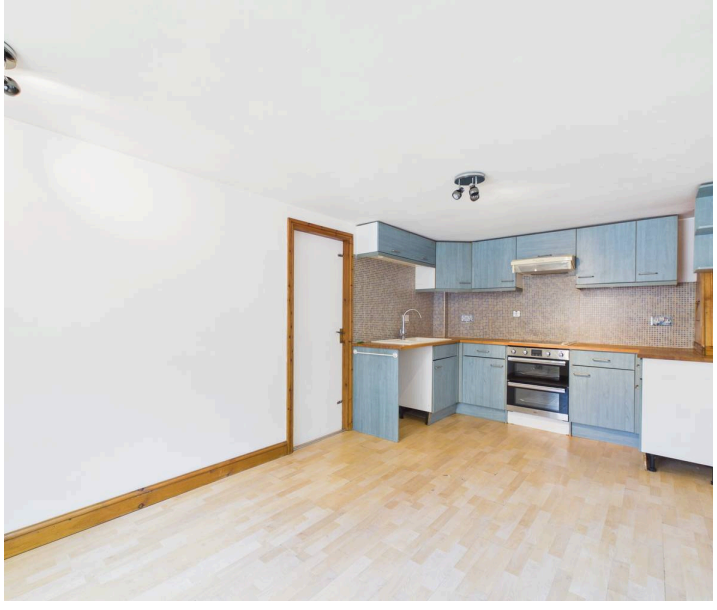
MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







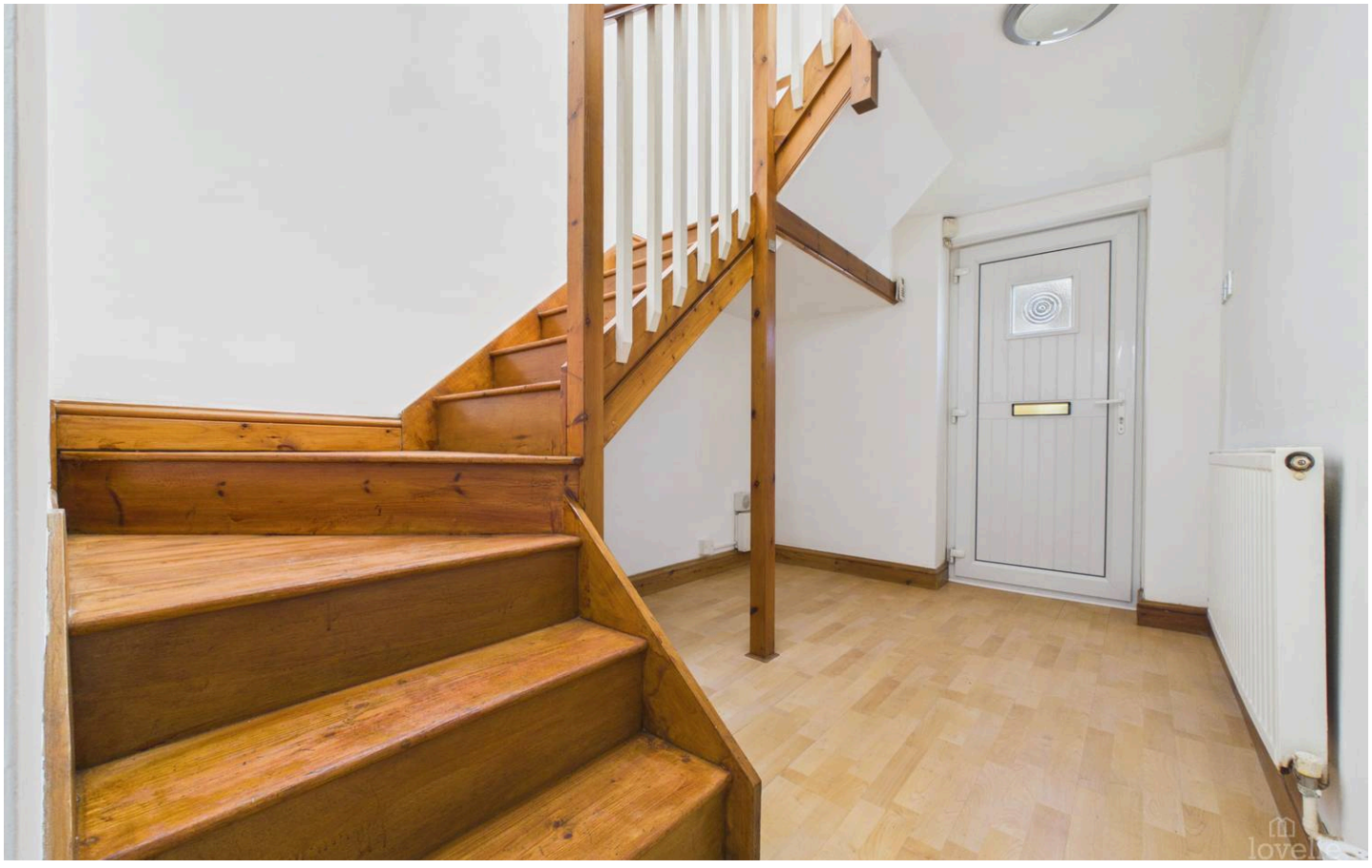
ENTRANCE
7' 6" x 10' 9" (2.28m x 3.27m)
Entered through a composite door into the hallway. Doors to the kitchen diner, home office and a staircase to the first floor accommodation.

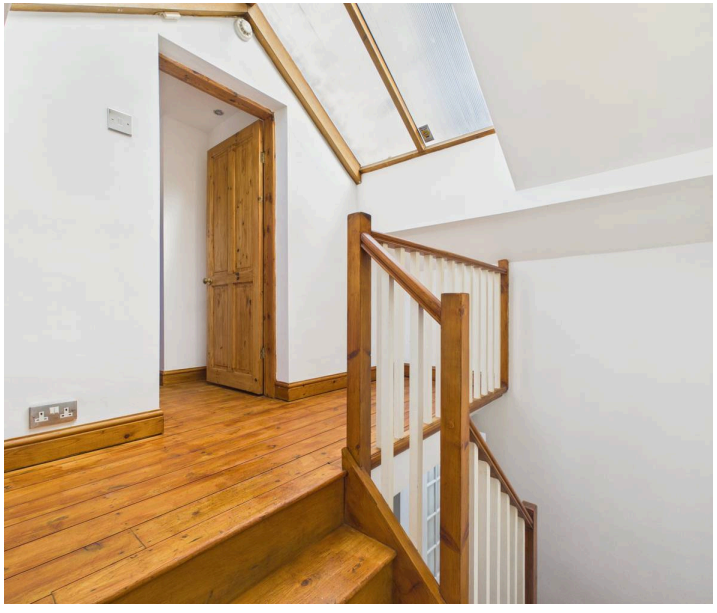
KITCHEN DINER
9' 9" x 16' 11" (2.97m x 5.15m)
Range of wall and base units in a blue finish with contrasting work surfaces and tiled splashbacks. Inset electric double oven and a four ring hob with an extraction canopy over. Plumbing for a washing machine and space for a tall fridge freezer. White one and a half bowl sink and drainer with a swan neck mixer tap. Finished with a dining area. Window to the front elevation and a door to the integral garage.

OFFICE
11' 1" x 4' 10" (3.38m x 1.48m)
Great space for a home office. Roof window to the rear elevation.

LIVING ROOM
12' 0" x 9' 7" (3.66m x 2.91m)
Bright and airy space incorporating original period features. Window to the front elevation and double opening French doors to the side elevation.

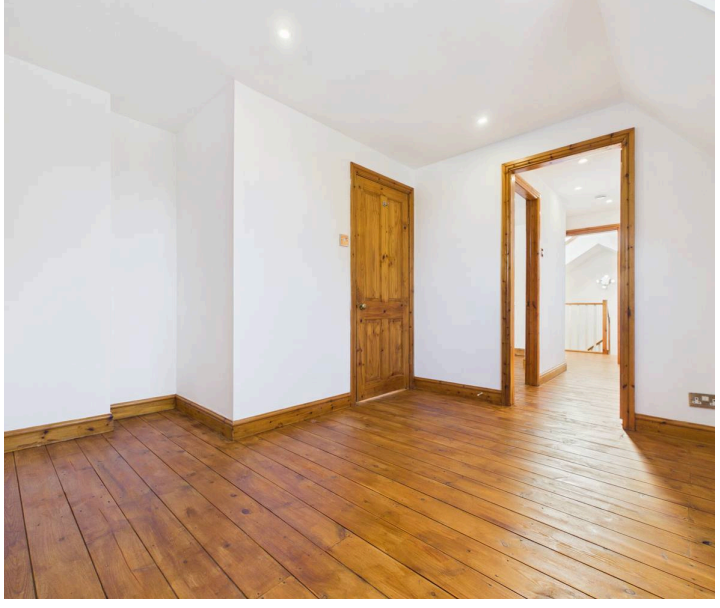
BATHROOM
8' 2" x 4' 9" (2.49m x 1.46m)
Three piece suite incorporating a bathtub with an electric shower over, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles throughout. Roof window to the rear elevation.

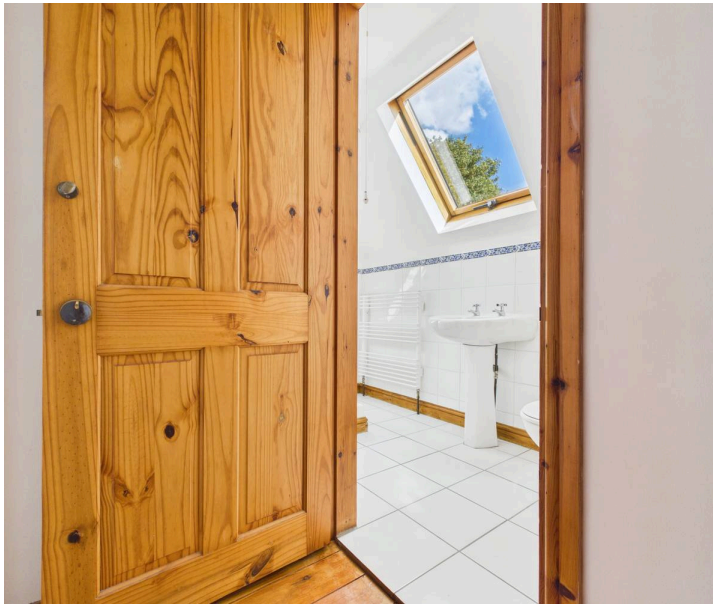












FIRST FLOOR ACCOMMODATION:
4' 8" x 11' 1" (1.43m x 3.39m)
Roof windows to the rear and front elevation.

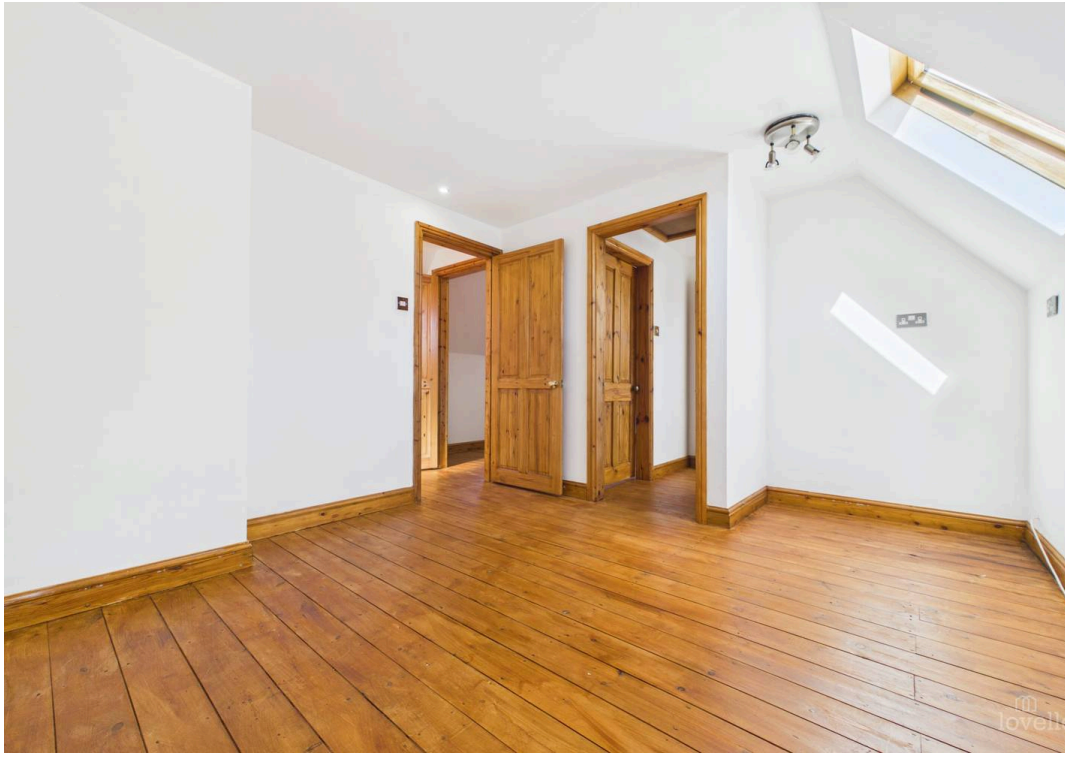
STUDY
10' 4" x 5' 6" (3.14m x 1.67m)
Perfect for a study, snug or a cosy corner of the house. Window to the front elevation.

BEDROOM ONE
10' 4" x 10' 8" (3.16m x 3.24m)
Window to the rear elevation.

BEDROOM TWO
11' 4" x 8' 4" (3.45m x 2.55m)
Window to the front elevation.

SHOWER ROOM
8' 6" x 4' 4" (2.60m x 1.31m)
Three piece suite incorporating a shower cubicle, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles throughout and a towel rail radiator. Roof window to the rear elevation.











FRONT GARDEN

A charming front garden predominantly laid to lawn with a walkway leading to the front door. Driveway providing ample off-street parking with access to the integral garage.

SIDE GARDEN

Fully enclosed by fencing and brick walls. Predominantly laid to lawn with mature trees and shrubbery adorning the boundary. Perfect space for outdoor entertaining. Finished with a patio area and gated access to the front of the property.

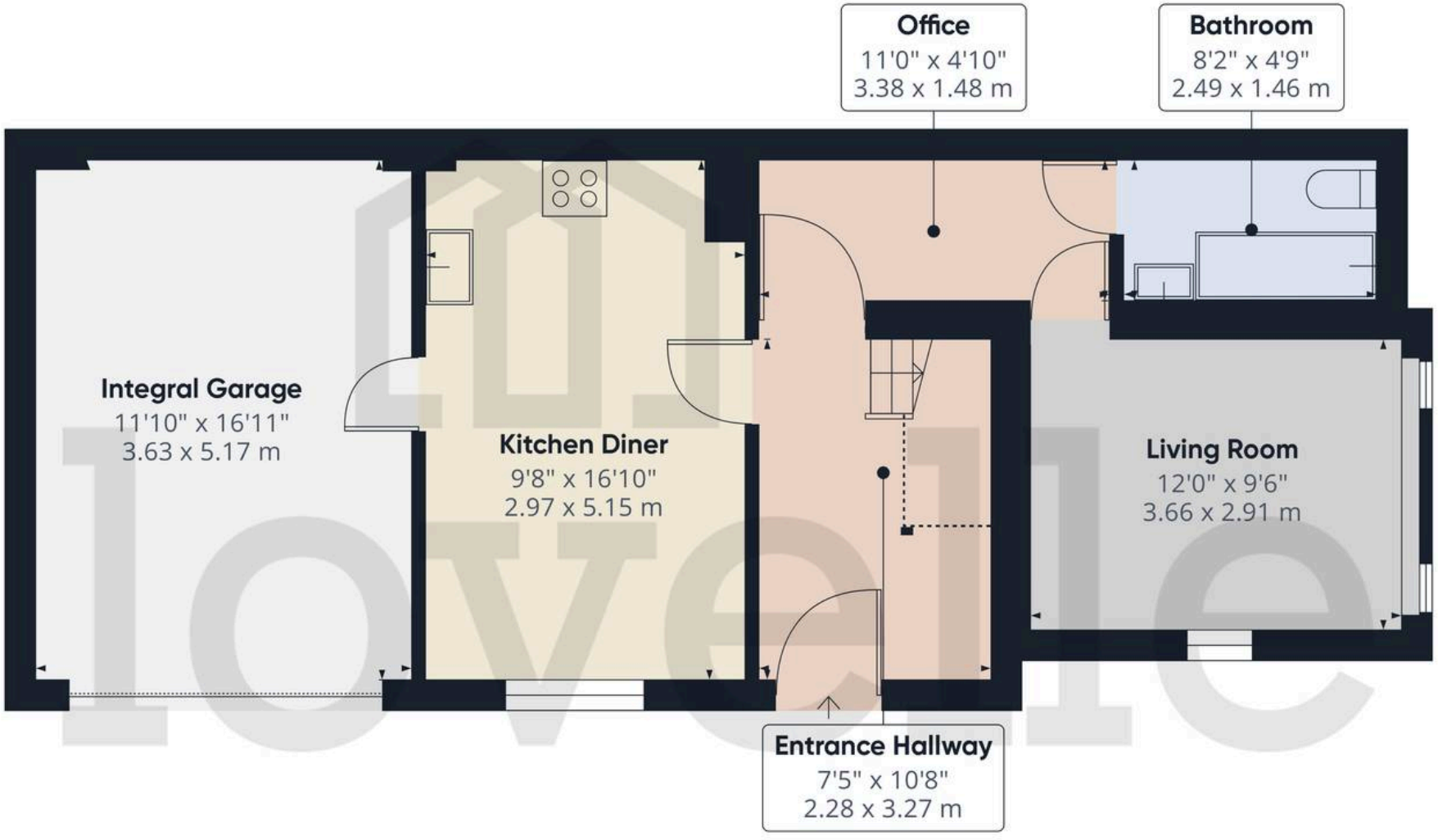
GARAGE

Single Garage

INTEGRAL GARAGE - Up and over door. Power and lighting.

DRIVEWAY

1 Parking Space



E S N W

Ground Floor

Approximate total area(1)

656 ft²

60.9 m²

Reduced headroom

18 ft²

1.7 m²

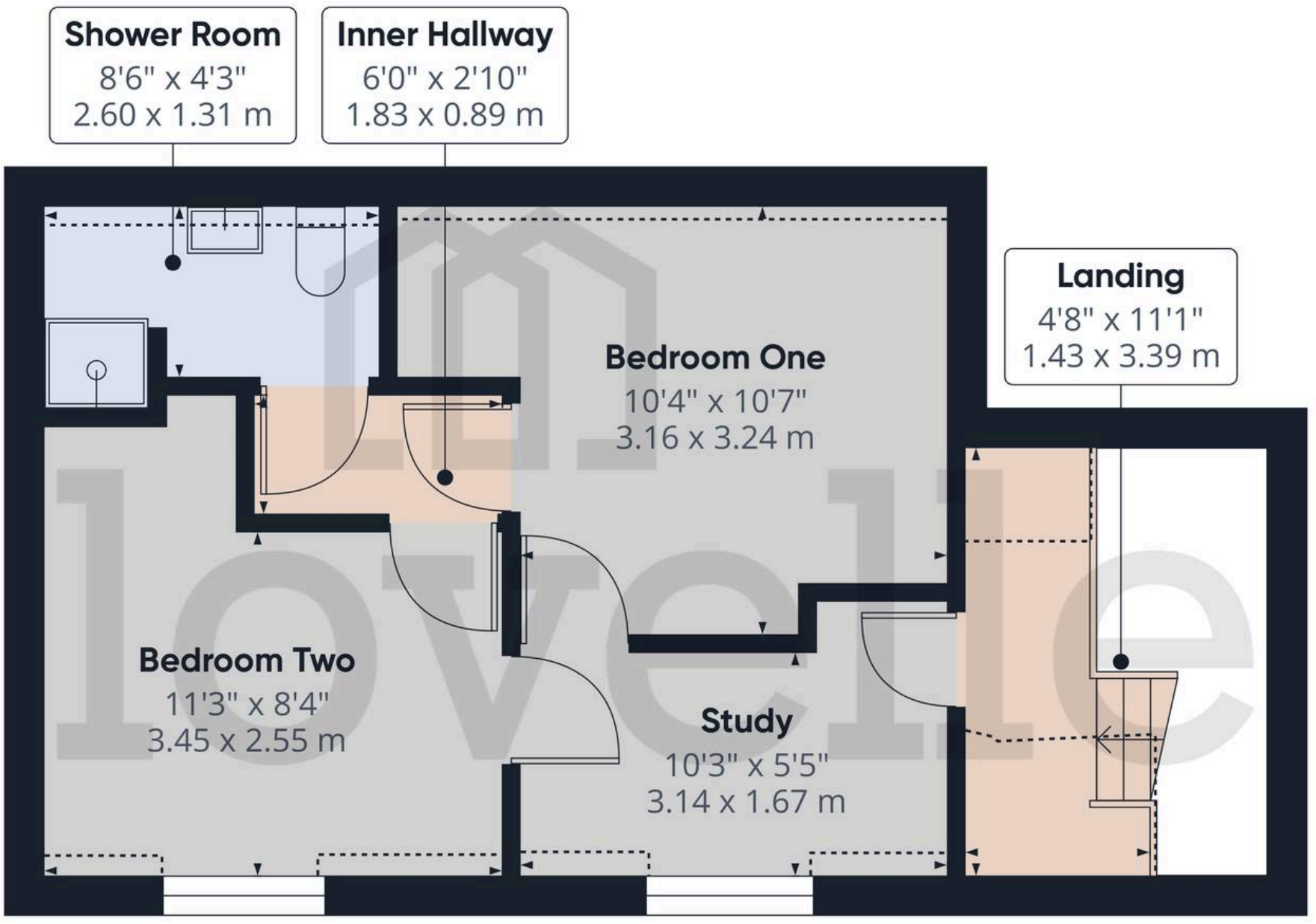
(1) Excluding balconies and terraces

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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Floor 1

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Approximate total area(1)

380 ft²

35.3 m²

Reduced headroom

36 ft²

3.4 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.

GIRAFFE360

*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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

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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