



Princess Drive, Barton-upon-Humber, North Lincolnshire

£195,000





lovelle

Key Features

- Total Floor Area:- 83 Square Metres
- Spacious Lounge
- Open Plan Kitchen Diner
- Conservatory
- Three Bedrooms
- Shower Room & Bathroom
- Enclosed Rear Garden
- Integral Garage
- Driveway
- EPC rating C





DESCRIPTION

As you approach this property, you are greeted by a low maintenance front garden with an ample driveway offering off-street parking and access to the integral garage.

Once inside, it opens with a cosy lounge accented by a brick fireplace, perfect for those cold winter evenings. And a downstairs bedroom with an adjacent shower room. Further on, there is an open plan kitchen diner with a dining area. Not to forget, the conservatory, adding versatility to the property. While the first floor offers two further bedrooms with all benefitting from a family bathroom.

Finishing this home is the garden. Fully enclosed by fencing with multiple seating areas and colourful plantings. Wonderful space to enjoy a moment to yourself or entertain family and friends.

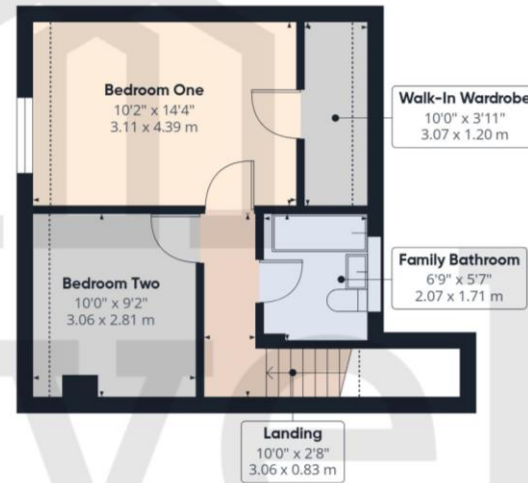
Viewing highly recommended.



FLOORPLAN



Ground Floor



Floor 1



Princess Drive, 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		
81-91	B		
69-80	C	71 C	76 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 1.26m x 1.13m (4'1" x 3'8")

Entered through a UPVC door into the porch. Doors to the lounge and a window to the side elevation.

LOUNGE 3.61m x 4.75m (11'10" x 15'7")

Bright room with a window to the front elevation. Brick Adam style fireplace housing an open flame fire, perfect for those cold winter evenings.

KITCHEN DINER 5.34m x 3.59m (17'6" x 11'10")

Range of wall and base units with contrasting work surfaces and decorative tiled splashbacks. 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. Space for a tall fridge freezer and plumbing for a washing machine. Finished with a breakfast bar and a dining area.

Window to the rear elevation, doors to the conservatory and staircase to the first floor accommodation.

Storage cupboards.

CONSERVATORY 2.79m x 2.85m (9'2" x 9'5")

Constructed on a low rise brick wall and fully double glazed with a polycarbonate roof.

Door to the garden.

BEDROOM THREE 2.6m x 3.14m (8'6" x 10'4")

Window to the front elevation.

SHOWER ROOM 1.67m x 1.54m (5'6" x 5'1")

Three piece suite incorporating a shower, push button WC and a pedestal wash hand basin with hot and cold water taps.
Decorative tiles throughout.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.11m x 4.39m (10'2" x 14'5")

Roof window to the front elevation.

WALK-IN WARDROBE 3.07m x 1.2m (10'1" x 3'11")

BEDROOM TWO 3.06m x 2.81m (10'0" x 9'2")

Roof window to the front elevation.

FAMILY BATHROOM 2.07m x 1.71m (6'10" x 5'7")

Three piece suite incorporating a bathtub with hot and cold water taps, push button WC and a pedestal wash hand basin with a mixer tap.
Decorative tiles throughout and a roof window to the front elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid to gravel with a driveway providing ample off-street parking and access to the integral garage and the rear garden.

INTEGRAL GARAGE 2.63m x 5.24m (8'7" x 17'2")

Up and over door, power and lighting.

REAR ELEVATION

Fully enclosed by fencing providing privacy from the surrounding properties. Laid to gravel with mature shrubbery and plantings adorning the boundary of the garden. While the patio offers great space to entertain or receive guests.

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- 14 Mbps (download speed), 1 Mbps (upload speed),
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

*

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 £24.00 (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.

