



Butts Road, Barton-Upon-Humber
North Lincolnshire

Offers Over £150,000


lovelle





Butts Road

Barton-upon-Humber

This traditional property is ideal for those looking for their first home or to add to their property portfolio.

Boasting well proportioned accommodation to include a bright living room with a feature fireplace. Not to forget, the fully equipped breakfast kitchen with adjoining bathroom. Adding convenience and versatility to the property. While the first floor offers two bedrooms and a shower room.

Outside, there is a fully enclosed rear garden with a low maintenance courtyard and adorned with a manicured lawn.

VIEWING IS ESSENTIAL!



- Total Floor Area:- Square Metres
- Central Location
- Close To Transport Links
- Living Room
- Breakfast Kitchen
- Two Bedrooms
- Two Bathrooms
- Enclosed Rear Garden

BROADBAND TYPE:

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

Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),

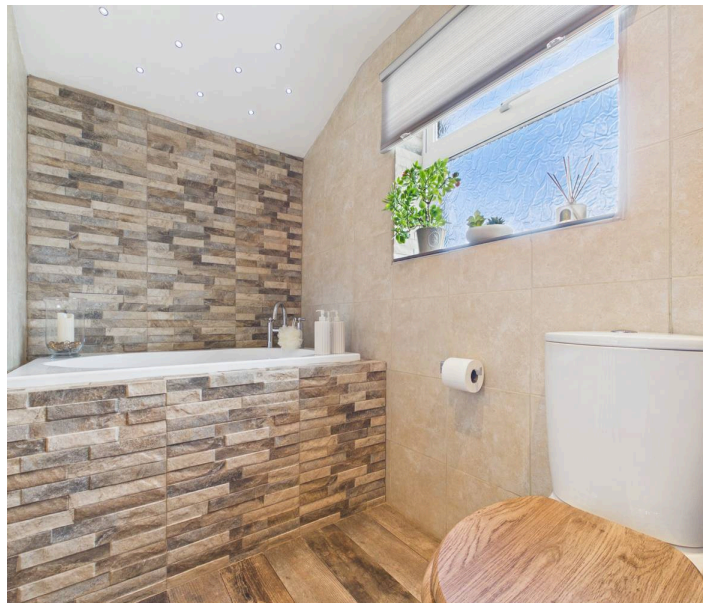
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE

Entered through a UPVC door into the living room.

LIVING ROOM

15' 11" x 13' 9" (4.85m x 4.20m)

Bright room with a modern feature fireplace. Perfect for those cold winter evenings. Door to the kitchen and a staircase to the first floor accommodation. Bay window to the front elevation.

BREAKFAST KITCHEN

15' 9" x 10' 2" (4.80m x 3.09m)

Range of wall and base units with contrasting work surfaces and splashbacks. Black sink and drainer with a swan neck mixer tap. Inset electric double oven and a four ring hob with an extraction canopy over. Integral fridge and plumbing for a washing machine. Finished with a breakfast bar and a door to the bathroom. Window and a half glazed UPVC door to the rear elevation.

BATHROOM

4' 6" x 9' 2" (1.36m x 2.80m)

Three piece bathroom suite incorporating a bathtub with a mixer tap, push button WC and a wall mounted wash hand basin with a mixer tap. Decorative tiles throughout. Window to the side elevation.





FIRST FLOOR ACCOMMODATION:

4' 11" x 5' 3" (1.49m x 1.61m)

BEDROOM ONE

12' 11" x 11' 7" (3.93m x 3.54m)

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

BEDROOM TWO

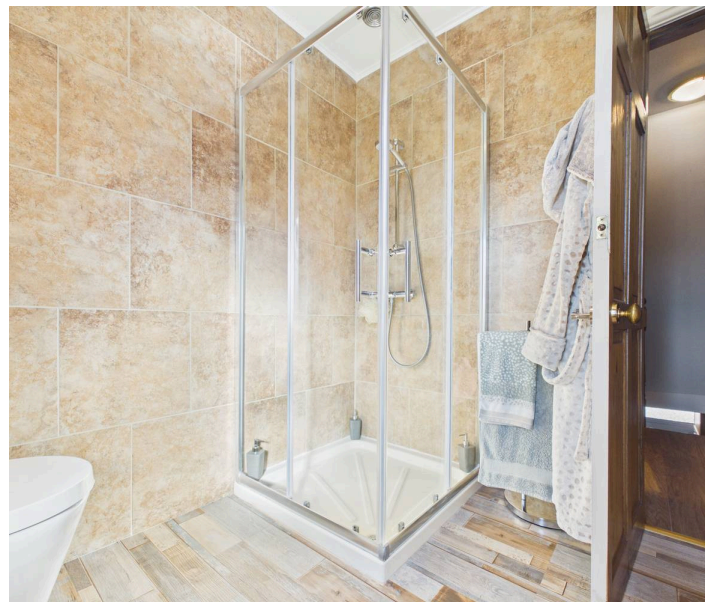
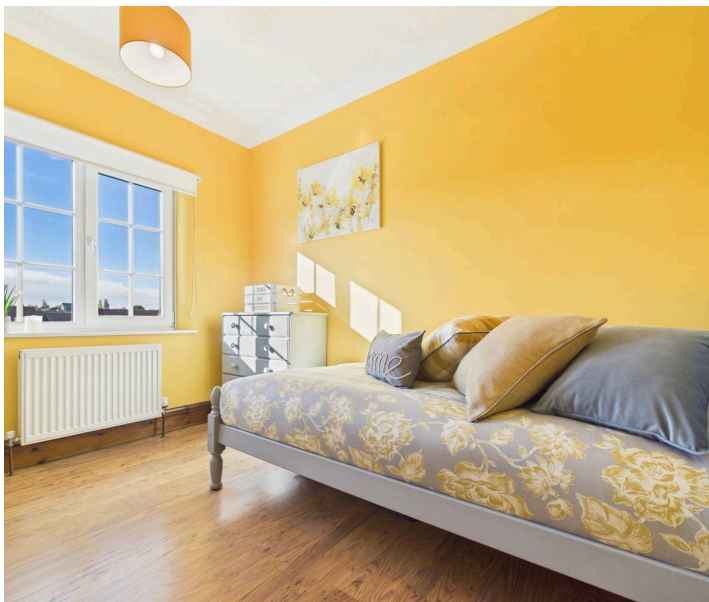
8' 0" x 10' 1" (2.44m x 3.07m)

Window to the rear elevation.

SHOWER ROOM

7' 2" x 7' 3" (2.19m x 2.20m)

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





FRONT GARDEN

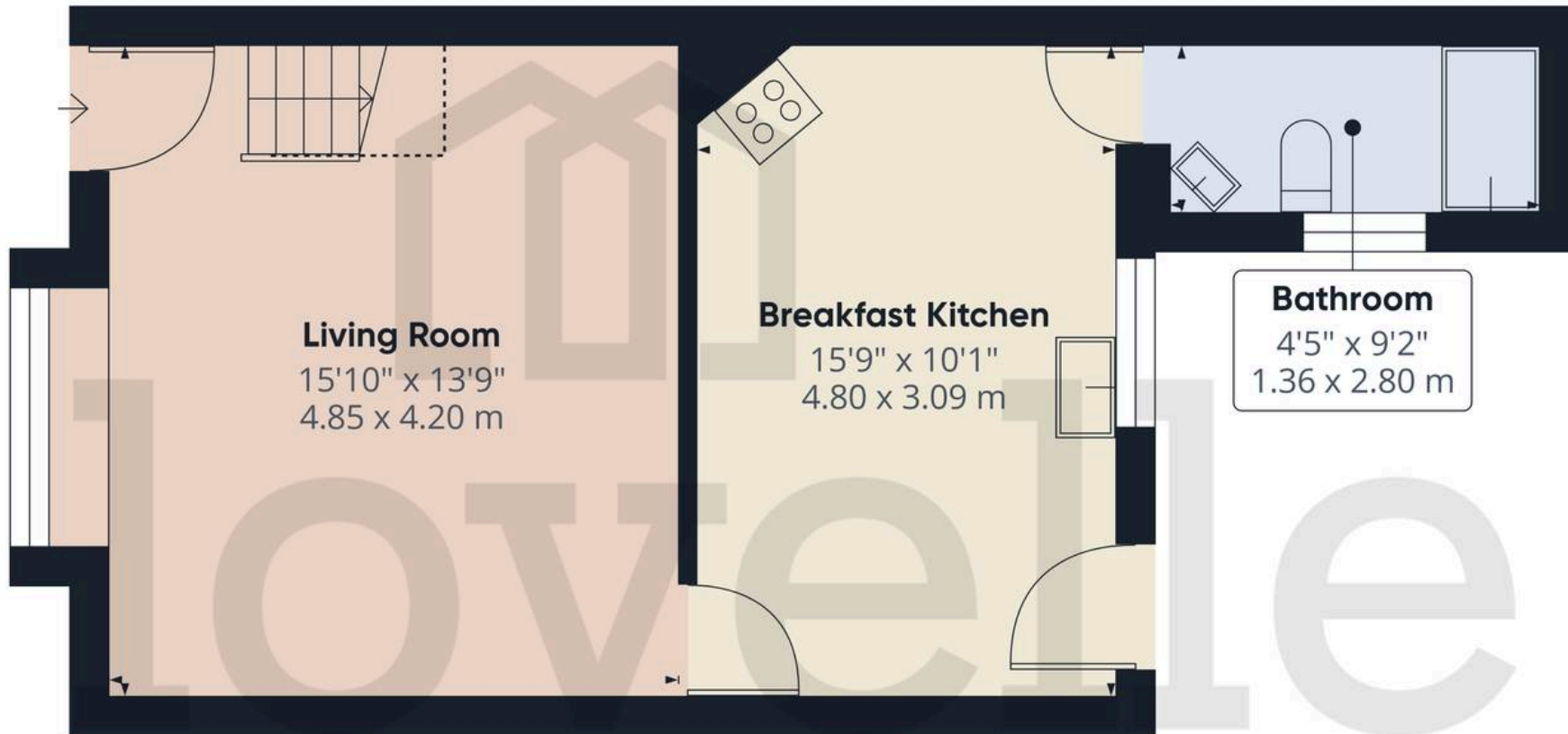
Fully enclosed by a brick wall with a blocked paved driveway offering ample off-street parking.

REAR GARDEN

Substantial rear garden with a low maintenance courtyard and predominantly laid to lawn. Being fully enclosed by fencing and creating a cosy feeling. Mature shrubbery and colourful plantings adorn the boundary of this garden. Perfect to enjoy it on your own or to entertain family and guests. Finished with a timber constructed storage shed.

DRIVEWAY

2 Parking Spaces



Ground Floor

Approximate total area⁽¹⁾

427 ft²

39.7 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.

GIRAFFE360

Landing

4'10" x 5'3"
1.49 x 1.61 m

Shower Room

7'2" x 7'2"
2.19 x 2.20 m

Bedroom One

12'10" x 11'7"
3.93 x 3.54 m

Bedroom Two

8'0" x 10'1"
2.44 x 3.07 m



Approximate total area⁽¹⁾

347 ft²
32.1 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

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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