



Greenway, Barton-upon-Humber, North Lincolnshire

Offers over £300,000

 4  2  1


lovelle



Key Features

- Total Floor Area: 75 Square Metres
- Open Plan Family Kitchen
- Four Bedrooms
- En-Suite
- Family Bathroom
- Private Enclosed Garden
- Driveway
- Workshop
- Close to Local Transport Links
- EPC rating C





DESCRIPTION

Enjoying a sizeable plot is this detached bungalow.

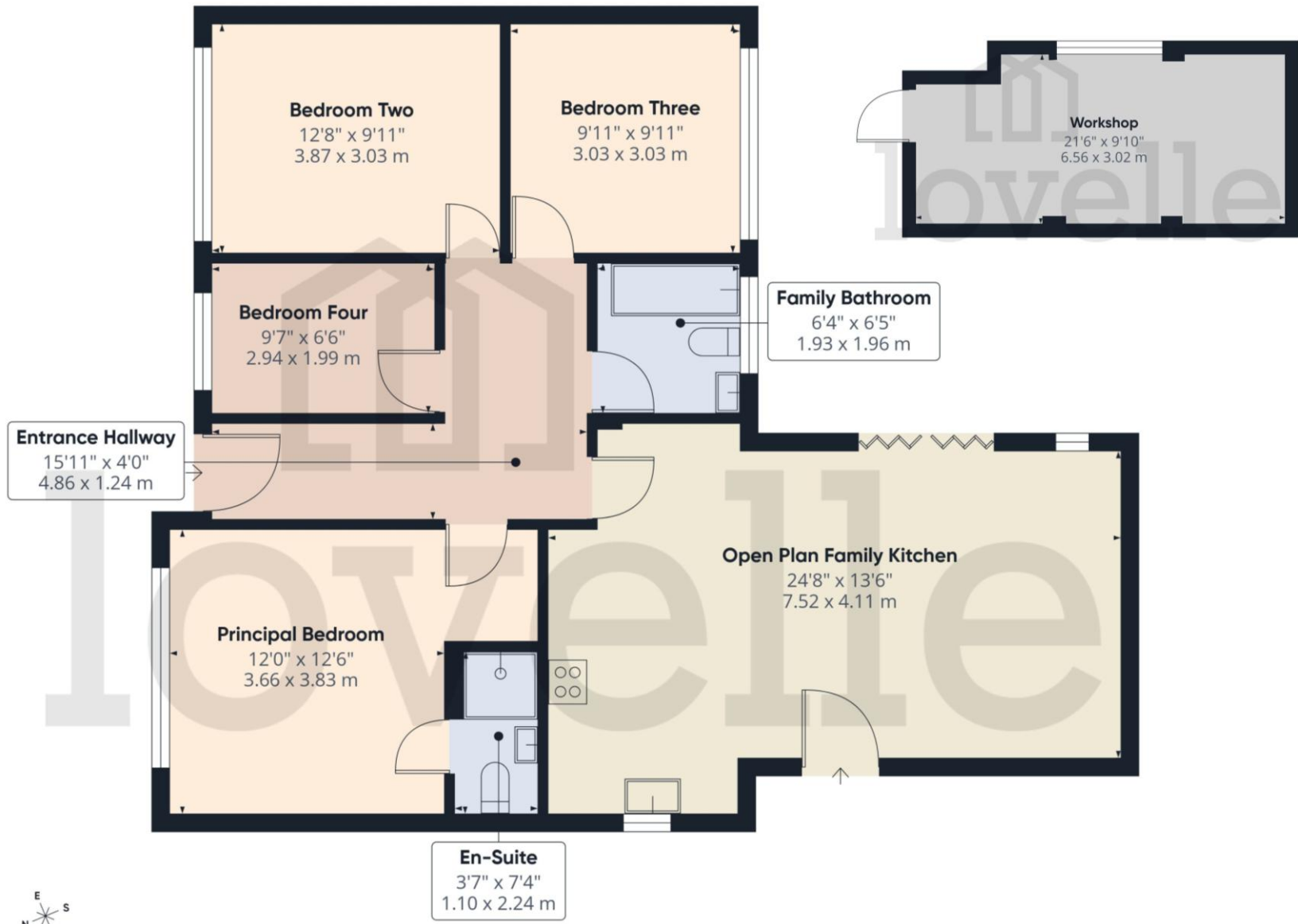
The generously proportioned accommodation includes a light and airy entrance hallway, welcoming you in. To the right is the principal bedroom and en-suite, while to the left - further three bedrooms and a family bathroom. Straight on is the open plan kitchen with dining and living areas. Finished with bifold doors offering great views of the rear garden and perfect to entertain guests, family or enjoy a quiet moment to yourself.

Once you have finished exploring this home, you find yourself in the rear garden, fully enclosed by fencing with a delightful decking area, tucked away in the corner. Perfect for outdoor entertaining. Fully laid to lawn with flower borders and mature shrubbery. In addition, there is an enclosed side garden leading to the workshop.

VIEWING IS A MUST.



FLOORPLAN



Ground Floor Building 1

Greenway, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

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		88 B
69-80	C	71 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 4.86m x 1.24m (15'11" x 4'1")

Entered through a fully glazed UPVC door into an "L" shaped hallway, doors to all rooms.

OPEN PLAN FAMILY KITCHEN: 7.52m x 4.11m (24'8" x 13'6")

KITCHEN

Range of contemporary units in a grey gloss finish with contrasting work surfaces and upstands. Black composite sink and drainer with a swan neck mixer tap. Inset electric oven, microwave and a four ring induction hob with an extraction canopy over, undercounter fridge. Finished with a delightful breakfast bar area, completed by a granite work surface.

Window to the side elevation.

LIVING AREA

Bright and airy space with bi-fold doors overlooking the rear garden bridging the gap between indoors and outdoors, creating an ideal space for the full family to enjoy or to host guests and friends.

Dual aspect with windows to the rear elevation and further two roof windows and a composite door to the side elevation.

PRINCIPAL BEDROOM 3.66m x 3.83m (12'0" x 12'7")

"Picture" window to the front elevation and a door to the en-suite.

EN-SUITE 1.1m x 2.24m (3'7" x 7'4")

Stylish three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout.

BEDROOM TWO 3.87m x 3.03m (12'8" x 9'11")

Window to the front elevation.

BEDROOM THREE 3.03m x 3.03m (9'11" x 9'11")

Window to the rear elevation.

BEDROOM FOUR 2.94m x 1.99m (9'7" x 6'6")

Window to the front elevation.

FAMILY BATHROOM 1.93m x 1.96m (6'4" x 6'5")

Three piece bathroom suite incorporating a bathtub with hot and cold water taps and an electric shower over, low flush WC and a pedestal wash hand basin with hot and cold water taps.

Decorative tiles throughout and a window to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Fully laid to lawn and enclosed by a wooden fence with access to the rear and side gardens. Finished with a block paved driveway offering ample off street parking and access to the workshop.

WORKSHOP *6.56m x 3.02m (21'6" x 9'11")*

Power and lighting.

REAR ELEVATION

Fully enclosed by wooden fencing, creating a great space for outdoor entertaining or enjoying a quiet moment to yourself. Predominantly laid to lawn with a delightful decking area. Covered with a pergola adding a touch of contemporary edge to this space. Finished with decorative borders and mature plantings.

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- 54 Mbps (download speed), 11 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

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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.

