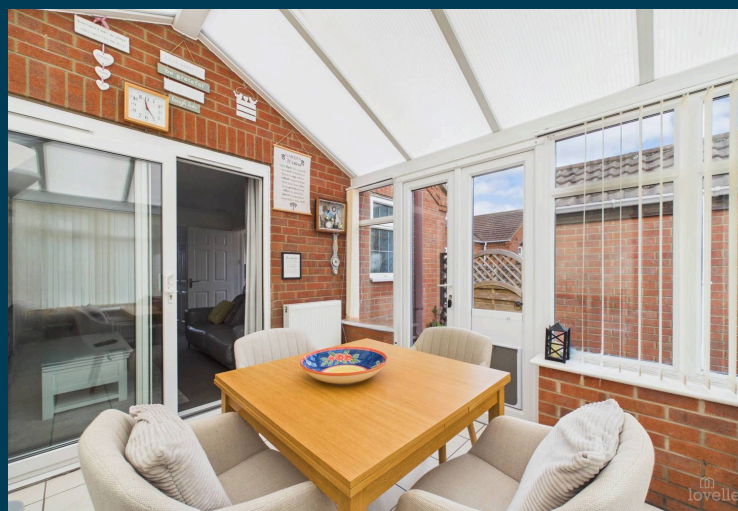
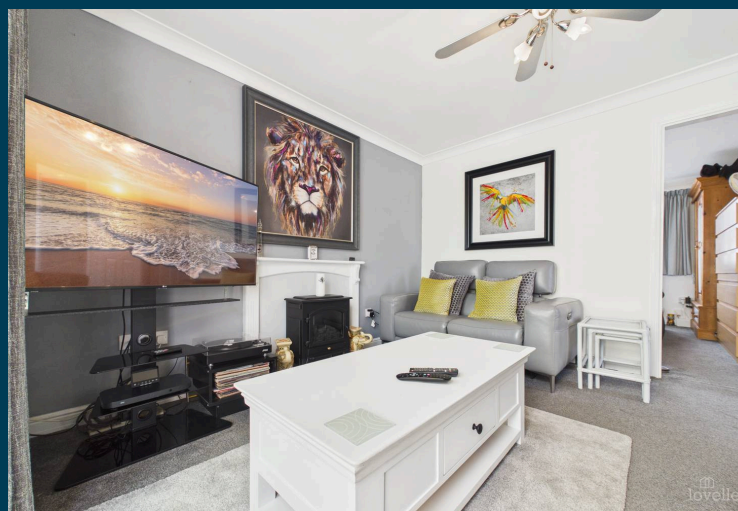




Paddock Rise, Barrow-Upon-Humber

£150,000 Freehold



****NO CHAIN****

A delightful link-detached bungalow situated on a quiet cul-de-sac within the ever popular village of Barrow-upon-Humber.

This property welcomes you with a cosy lounge and adjacent conservatory. Creating a great space to receive guests and family. Further on, there is a fully equipped kitchen and a modern shower room. Externally, there are front and rear gardens. Finished with a detached garage and a driveway, offering ample off-street parking.

Viewing highly recommended.

*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.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





- ****NO CHAIN****
- Total Floor Area: 39 Square Metres
- Lounge
- Kitchen
- One Bedroom
- Shower Room
- Conservatory
- Private Garden
- Driveway
- Detached Garage

BROADBAND TYPE:

Standard- 15 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 49 Mbps (download speed), 8 Mbps (upload speed),

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

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.

ENTRANCE

2' 10" x 5' 1" (0.87m x 1.56m)

Entered through a half glazed UPVC door into the hallway. Doors to all principal rooms.

LOUNGE

11' 5" x 12' 4" (3.49m x 3.76m)

UPVC sliding patio doors to the conservatory and a door to the bedroom. Finished by an Adam style fireplace and an electric stove.

CONSERVATORY

10' 3" x 10' 2" (3.13m x 3.09m)

Constructed on a low rise brick wall and fully double glazed with a polycarbonate roof. French doors to the side elevation and rear garden.

KITCHEN

11' 2" x 7' 3" (3.41m x 2.21m)

Range of wall and base units with contrasting work surfaces and splashbacks. White composite sink and drainer with a swan neck mixer tap. Integral oven and a four ring hob with an extraction canopy over. Plumbing for a washing machine and space for a fridge freezer. Window to the front elevation.

BEDROOM

11' 1" x 10' 5" (3.38m x 3.17m)

Window to the front elevation

SHOWER ROOM

8' 4" x 5' 2" (2.53m x 1.57m)

Three piece suite incorporating a walk-in shower cubicle with a shower over, pedestal wash hand basin with a mixer tap and a push button WC. Decorative tiles to the wet areas and a window to the rear elevation.

OUTSIDE THE PROPERTY:**WORKSHOP**

7' 7" x 9' 5" (2.32m x 2.86m)

FRONT GARDEN

Fully laid to lawn with evergreen shrubbery.

REAR GARDEN

Enclosed by wooden fencing and brick walls. Low maintenance with a patio area.

GARAGE

Single Garage

Electric garage door, power and lighting.

DRIVEWAY

2 Parking Spaces



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of 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.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

MORTGAGE ADVICE

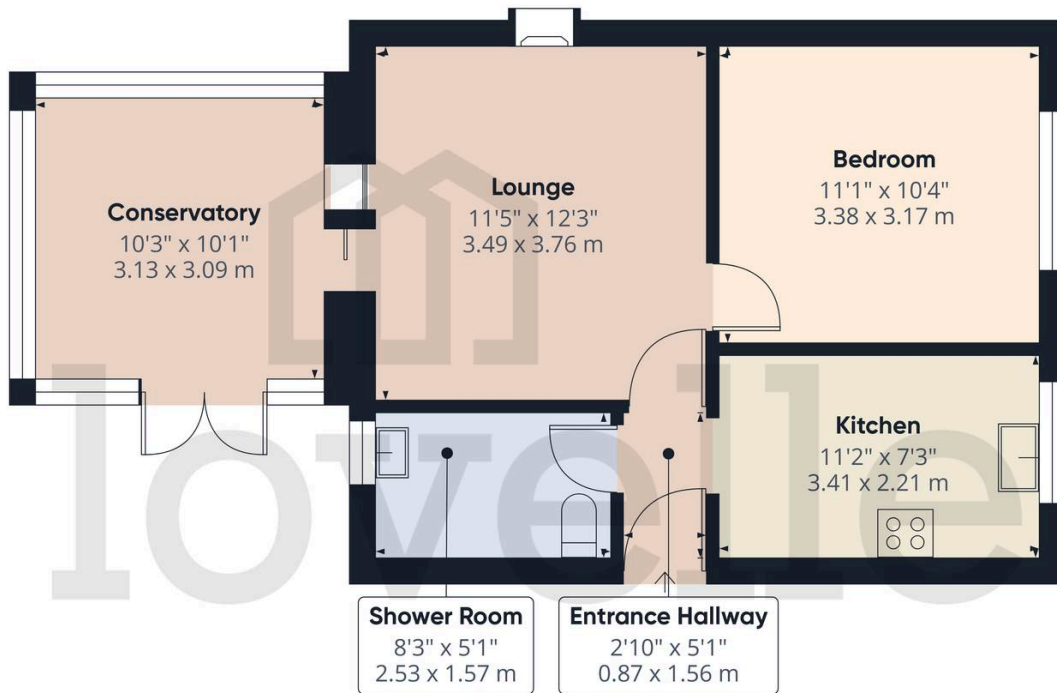
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

ENERGY PERFORMANCE INFORMATION

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.

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.



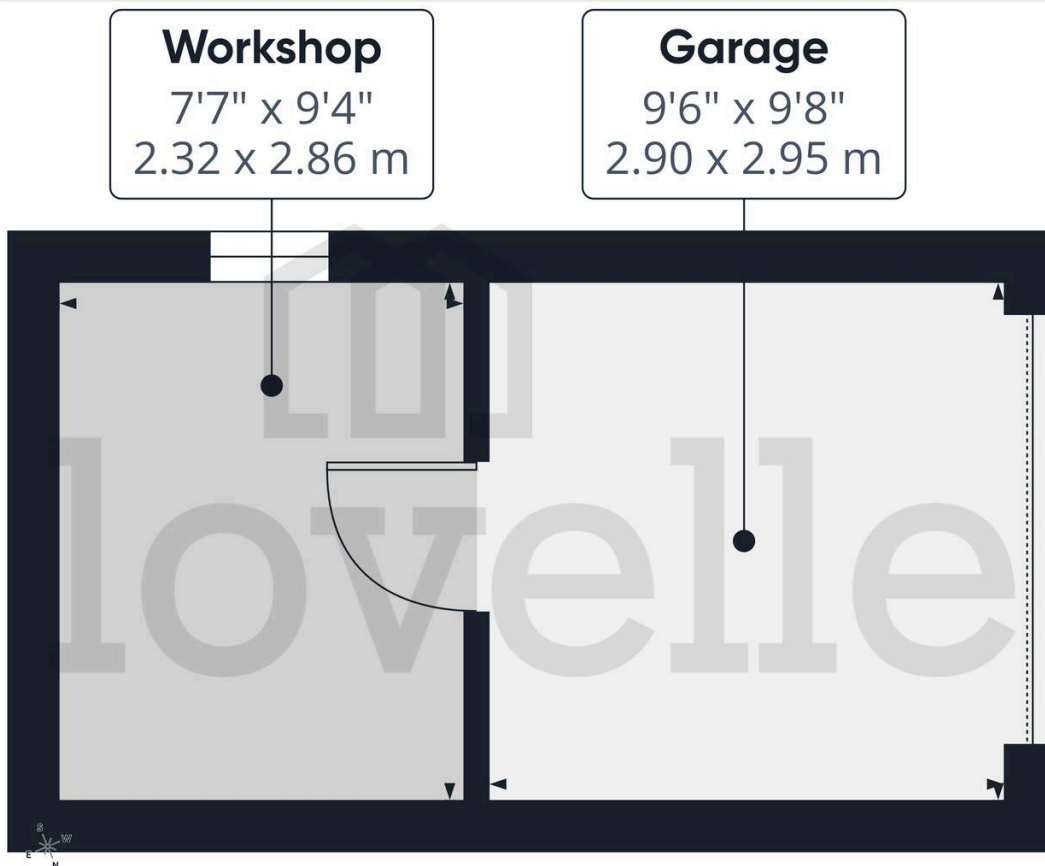
Ground Floor Building 1

Approximate total area⁽¹⁾
504 ft²
46.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Ground Floor Building 2

Approximate total area⁽¹⁾
164 ft²
15.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Lovelle Estate Agency

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