



Sharpe Close, Barton-upon-Humber

North Lincolnshire

Offers Over £250,000



lovelle





23 Sharpe Close

Barton-Upon-Humber

****NO CHAIN****

This three bedroom detached house built in 1994 is set at the end of a quiet cul-de-sac. On the market looking for someone new to make it their own.

Offering deceptively spacious accommodation over two floors. There is a welcoming lounge leading through to a dining room with adjacent conservatory. Great spaces to entertain friends and family. Not forgetting the fully equipped built-in kitchen and handy utility room, also with downstairs WC. The driveway offers ample off-street parking and access to the integral garage and rear garden. Upstairs there are 3 bedrooms, with the principal one benefitting from an en-suite shower room and the two others from a family bathroom.

Fully double-glazed and with gas central heating throughout. It is within walking distance of the well-respected Bowmandale School.

This property seamlessly combines convenience and practicality, making it an ideal choice for family living.

Arrange your viewing today!



- ****NO CHAIN****
- **Total Floor Area:- 98 Square Metres**
- **Lounge & Dining Room**
- **Conservatory**
- **Fully Equipped Kitchen**
- **Utility Room & WC**
- **Three Bedrooms**
- **Family Bathroom & En-Suite**
- **Enclosed Rear & Front Gardens**
- **Integral Garage & Driveway**

BROADBAND TYPE:

Standard- 13 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 76 Mbps (download speed), 20 Mbps (upload speed),

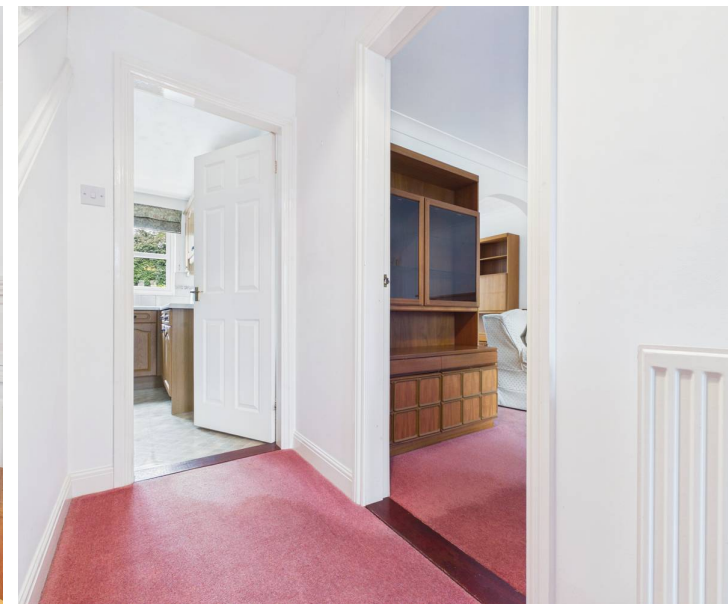
Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE

3' 7" x 14' 5" (1.08m x 4.40m)

Entered through a half glazed composite door into the hallway, doors to the lounge, kitchen, WC and a staircase to the first floor accommodation.

LOUNGE

10' 11" x 14' 6" (3.34m x 4.42m)

Bright and airy space with a feature Inglenook style fireplace. Opening to the dining room. Bay window to the front elevation.

DINING ROOM

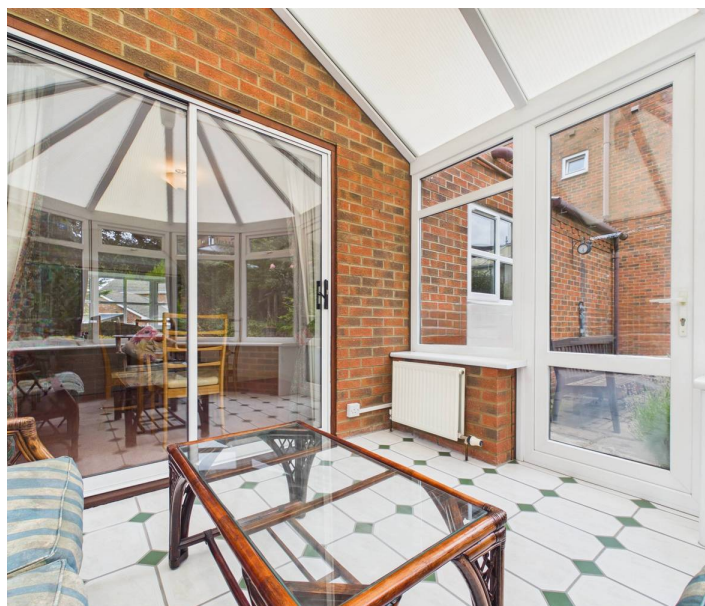
10' 11" x 9' 10" (3.34m x 2.99m)

Perfect space to entertain guests and family. Sliding patio doors to the conservatory and a handy serving hatch between kitchen and dining room.

CONSERVATORY

9' 2" x 9' 0" (2.79m x 2.74m)

Constructed on a low-rise brick wall and fully double glazed with a polycarbonate roof. Single French door to the side leading into the rear garden.



KITCHEN

9' 10" x 9' 9" (2.99m x 2.98m)

Range of wall and base units with contrasting work surfaces and decorative tiled splashbacks. Inset double oven (around 18 months old), four ring gas hob with space for an extraction unit above. Integral fridge and a stainless steel sink and drainer with a swan neck mixer tap. Handy under stairs storage cupboard. Window to the rear elevation and a door to the utility room.

UTILITY ROOM

5' 1" x 9' 9" (1.56m x 2.98m)

Range of wall and base units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer or freezer. Gas boiler. Half-glazed stable door and a window to the side elevation. Access to the garage.

WC

2' 7" x 4' 6" (0.78m x 1.38m)

Two piece suite incorporating a low flush WC and a wash hand basin with hot and cold water taps. Window to the front elevation.





FIRST FLOOR ACCOMMODATION:

LANDING

6' 2" x 8' 6" (1.88m x 2.60m)

Full-size airing cupboard and a smaller storage cupboard. Small high-level window to the side elevation.

PRINCIPAL BEDROOM

10' 4" x 12' 0" (3.14m x 3.67m)

Window to the front elevation and a door to the en-suite.

EN-SUITE

8' 2" x 2' 11" (2.50m x 0.89m)

Three piece suite incorporating a shower cubicle, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative ceramic tiles throughout. Window to the side elevation.

BEDROOM TWO

11' 1" x 9' 1" (3.38m x 2.78m)

Double room with a window looking over the rear garden.

BEDROOM THREE

6' 11" x 9' 9" (2.10m x 2.98m)

Single bedroom with a window to the front elevation and a storage cupboard.

FAMILY BATHROOM

6' 8" x 5' 9" (2.03m x 1.75m)

Three piece bathroom suite incorporating a bath with hot and cold water taps, electric shower over, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles throughout. Frosted window to the rear elevation.







FRONT GARDEN

Spacious front garden with an ample driveway. Predominantly laid to lawn with mature trees surrounding it.

REAR GARDEN

Fully enclosed by fencing and brick walls, making it private. Terraced with multiple flower borders and patio areas.

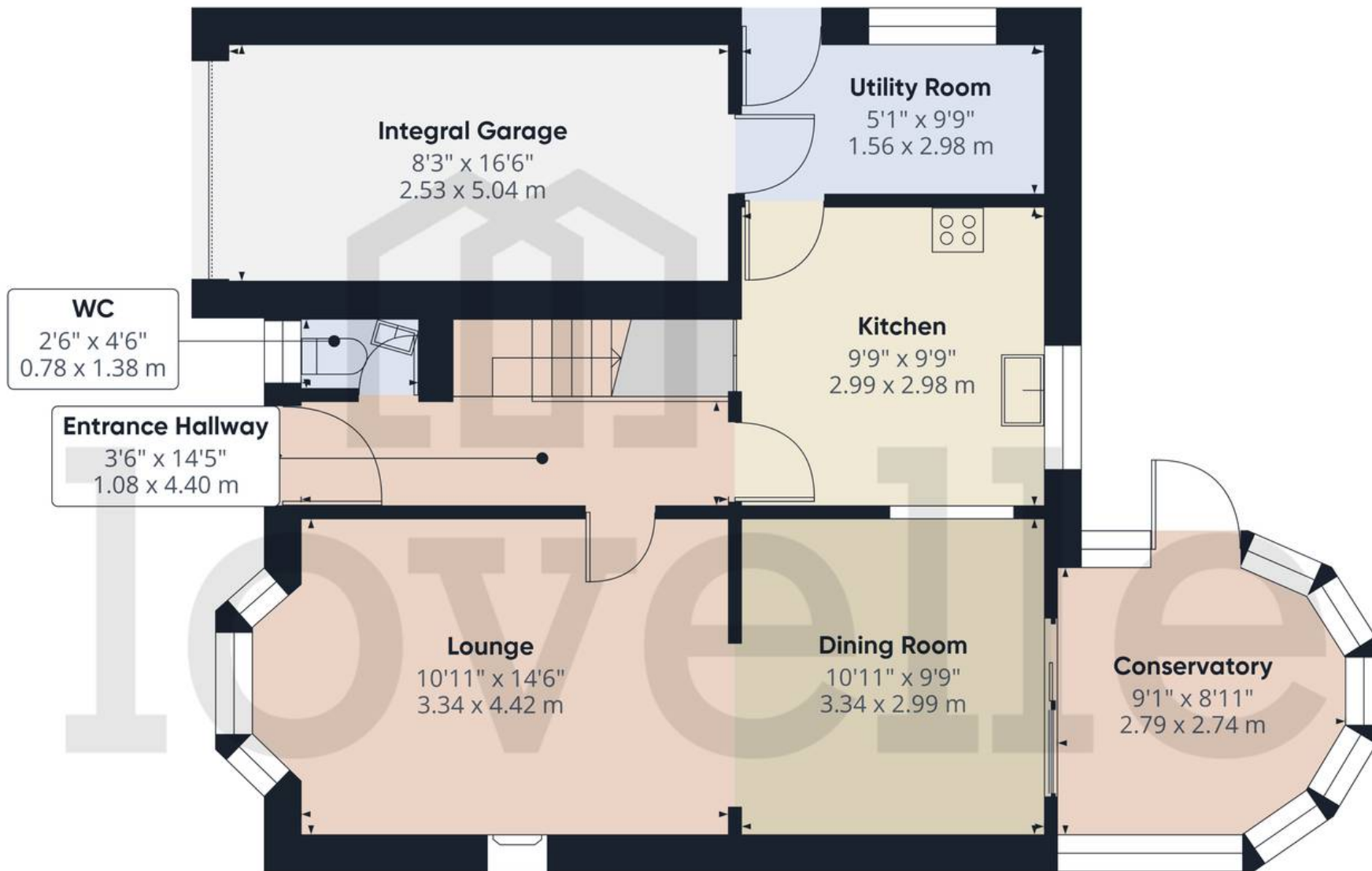
GARAGE

Single Garage

Integral Garage - power and lighting.

DRIVEWAY

3 Parking Spaces



Approximate total area⁽¹⁾

737 ft²

68.3 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.

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Ground Floor

Bedroom Three

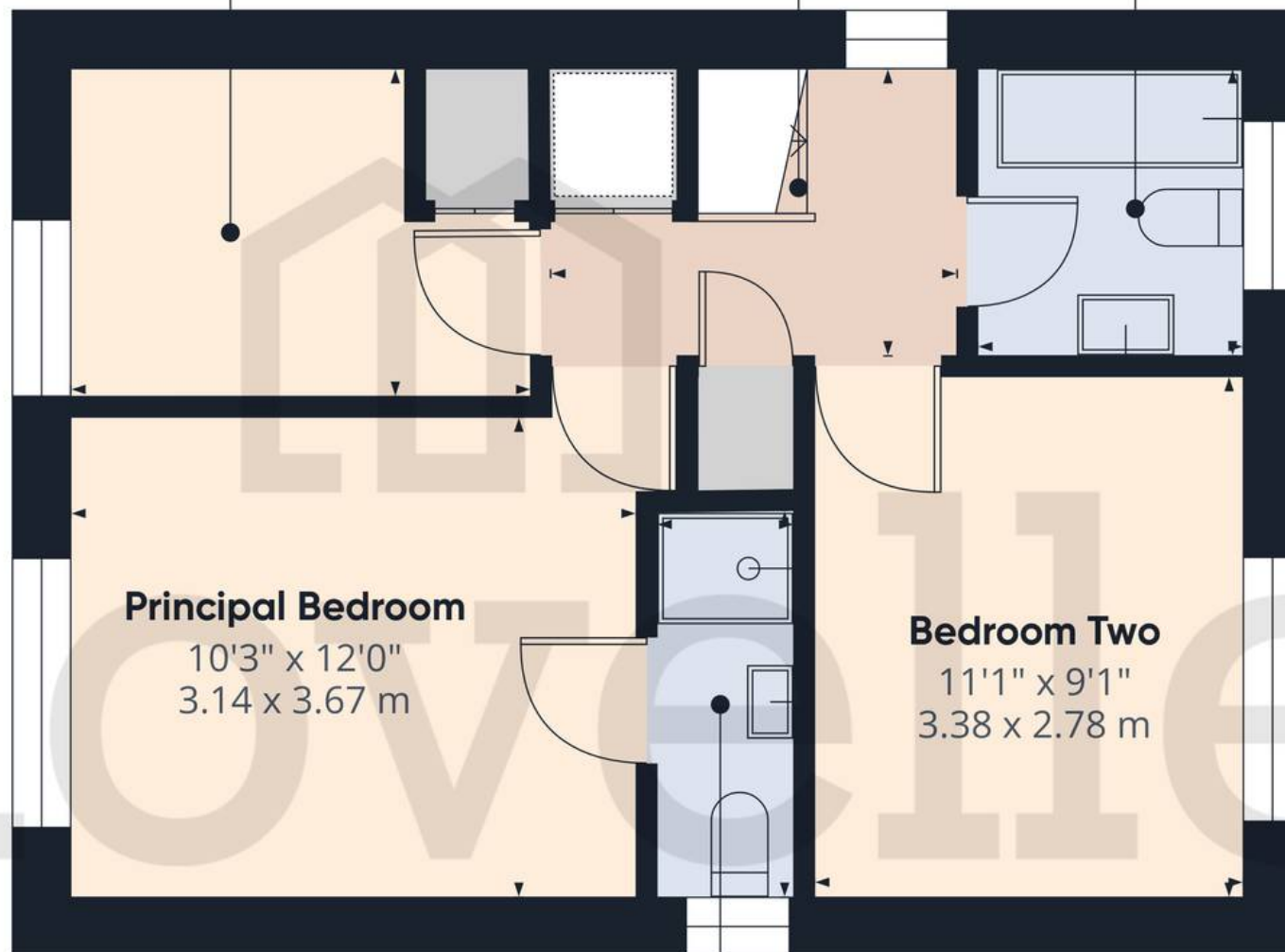
6'10" x 9'9"
2.10 x 2.98 m

Landing

6'1" x 8'6"
1.88 x 2.60 m

Family Bathroom

6'7" x 5'9"
2.03 x 1.75 m

**En-Suite**

8'2" x 2'11"
2.50 x 0.89 m

Bedroom Two

11'1" x 9'1"
3.38 x 2.78 m

Principal Bedroom

10'3" x 12'0"
3.14 x 3.67 m



Floor 1



Approximate total area⁽¹⁾

399 ft²

37.2 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.

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Council Tax band: D

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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