



Chapel Lane, Barton-upon-Humber, North Lincolnshire

Offers over £225,000





Digitally Altered

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## Key Features

- Total Floor Area:- 142 Square Metres
- Period Home
- Central Town Location
- Lounge & Dining Room
- Kitchen & Ground Floor WC
- Family Bathroom
- Three Bedrooms
- Driveway & Garage
- Summerhouse & Spacious Outbuildings
- Beautiful Rear Garden
- EPC rating





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## DESCRIPTION

Situated in a convenient town centre location, this attractive three bedroom period home offers a wonderful combination of character, space and versatility. The accommodation comprises of two reception rooms with period features, a well appointed kitchen and three well proportioned bedrooms, offering ample space for modern family living. Large windows provide plenty of natural light, creating a bright and inviting atmosphere throughout the home.

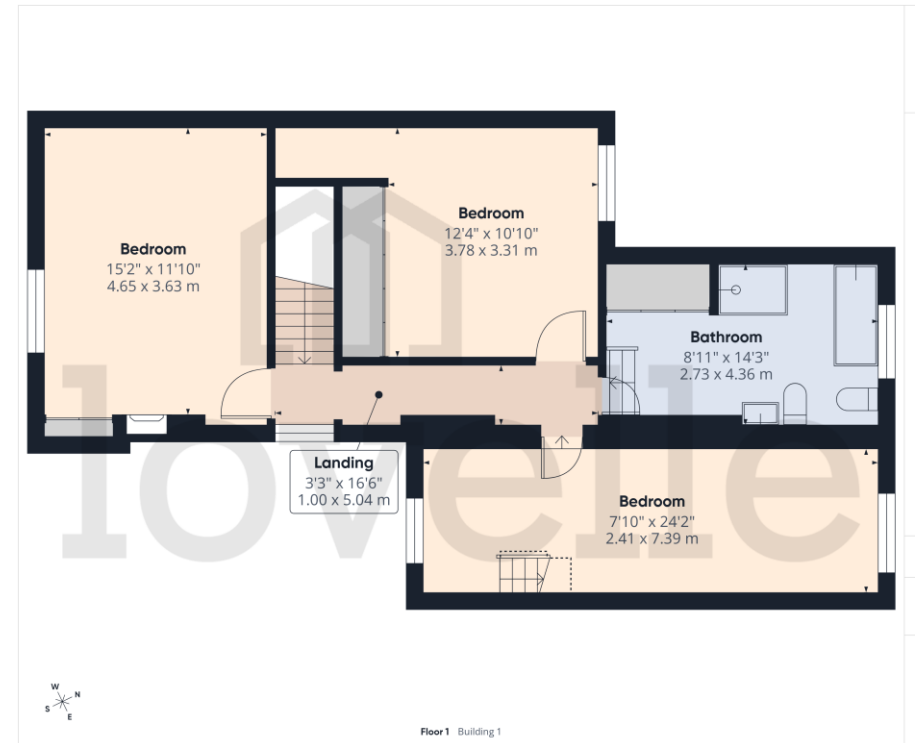
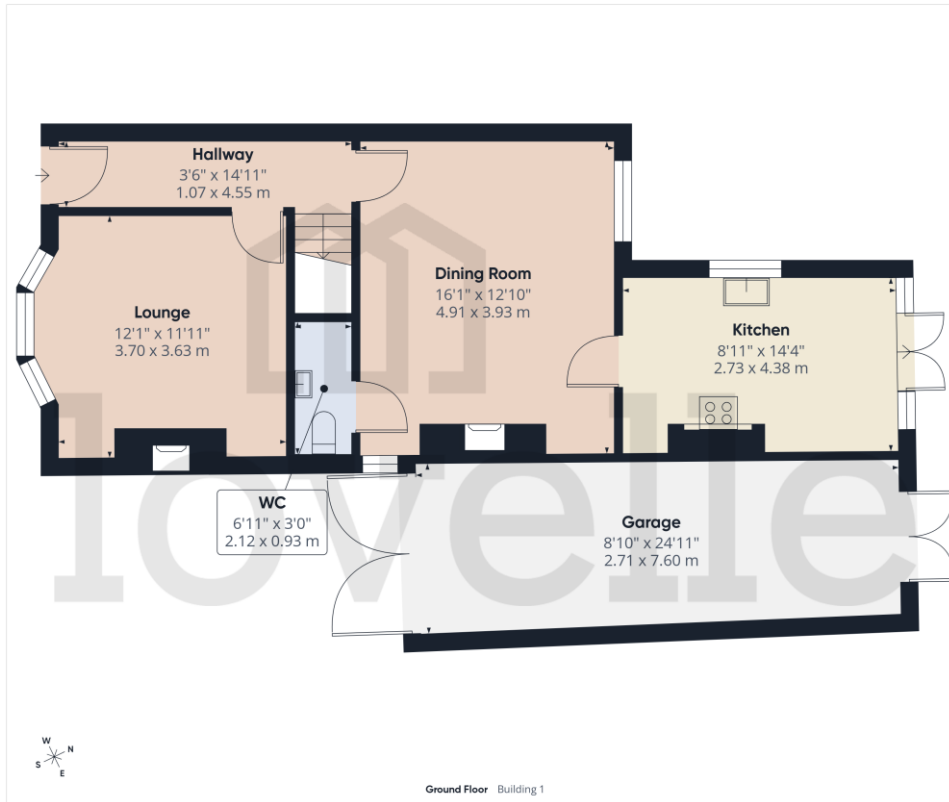
Externally, the property enjoys a rear garden, providing space for outdoor dining, entertaining and relaxation. A particular feature of the property is the outbuilding, offering excellent potential for workshops, storage, hobbies or home working. Further benefits include a driveway and a garage, a valuable asset for a property in such a central location. Positioned within easy walking distance of local shops, amenities, schools and transport links, this charming period home presents a rare opportunity. Early viewing is highly recommended to fully appreciate all that this unique home has to offer.

## 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!



# FLOORPLAN



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**Chapel Lane, Barton-upon-Humber, North  
Lincolnshire**

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**TENURE**

The Tenure of this property is Freehold.

**COUNCIL TAX**

Band A

**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.

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.

## **ENTRANCE**

A wooden door opens into the welcoming hallway, providing access to the lounge and dining room, with stairs to the first floor accommodation.

## **LOUNGE** 3.7m x 3.63m (12'1" x 11'11")

An elegant Victorian style feature fireplace with intricately carved wooden surround, decorative tiled insert and brass detailing, providing a striking focal point and adding considerable period character to the living space. Bay window to the front elevation.

## **DINING ROOM** 4.91m x 3.93m (16'1" x 12'11")

Characterful inglenook fireplace with a multi-fuel stove set within an exposed brick recess, complemented by a oak-effect beam mantel and slate hearth. Window to the rear elevation and door to the kitchen.

## **KITCHEN** 4.38m x 2.73m (14'5" x 9'0")

Comprehensive range of wall and base units with contrasting work surfaces. Plumbing for a dishwasher and washing machine. Space for a freestanding American Fridge/Freezer. Stainless steel sink and drainer MIXER TAP? A freestanding range style cooker with multiple oven compartments and ceramic hob, with an extractor canopy over. Dual aspect room with French doors to the rear patio area and a window to the side elevation.

## **WC** 2.12m x 0.93m (7'0" x 3'1")

Two-piece suite incorporating a push button WC and sink with vanity unit.

## FIRST FLOOR ACCOMMODATION

### **BEDROOM ONE** 4.65m x 3.63m (15'4" x 11'11")

Decorative period fireplace featuring an ornate cast iron surround and colourful tiled hearth, enhancing the room's charm and traditional character. Built-in storage cupboards. Window to the front elevation.

### **BEDROOM TWO** 3.78m x 3.31m (12'5" x 10'11")

Fitted wardrobes with sliding doors. Window to the rear elevation.

### **BEDROOM THREE** 7.39m x 2.41m (24'2" x 7'11")

Dual aspect room having a window to the front and rear elevations. Stairs to the loft space.

### **FAMILY BATHROOM** 4.36m x 2.73m (14'4" x 9'0")

Spacious family bathroom, fitted with a five-piece suite incorporating a freestanding claw-foot bath, separate enclosed shower, low flush WC, pedestal wash hand basin, and bidet. Window to the rear elevation.

### **LOFT SPACE** 5.51m x 2.41m (18'1" x 7'11")

Storage space.

## OUTSIDE THE PROPERTY

### FRONT ELEVATION

To the front, the property is accessed from the pavement via a traditional entrance door, while a private driveway to the side provides off street parking and leads to the garage.

### REAR ELEVATION

The rear garden offers a generous lawn complemented by mature planting, colourful borders and established shrubs. A pathway extends the length of the garden, leading to a summerhouse creating a private and tranquil setting ideal for outdoor enjoyment. Spacious brick built outbuildings to the rear.

### OUTBUILDING *5.37m x 3.47m (17'7" x 11'5")*

Brick built outbuilding. Power and lighting.

### OUTBUILDING 2 *2.69m x 1.87m (8'10" x 6'1")*

Brick built outbuilding. Power and lighting.

## **LOCATION**

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## **BROADBAND TYPE**

Standard - 17 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 75 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

## **MOBILE COVERAGE**

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

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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 £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.

