



Grange Avenue, Barton-upon-Humber, North Lincolnshire

Offers over £190,000



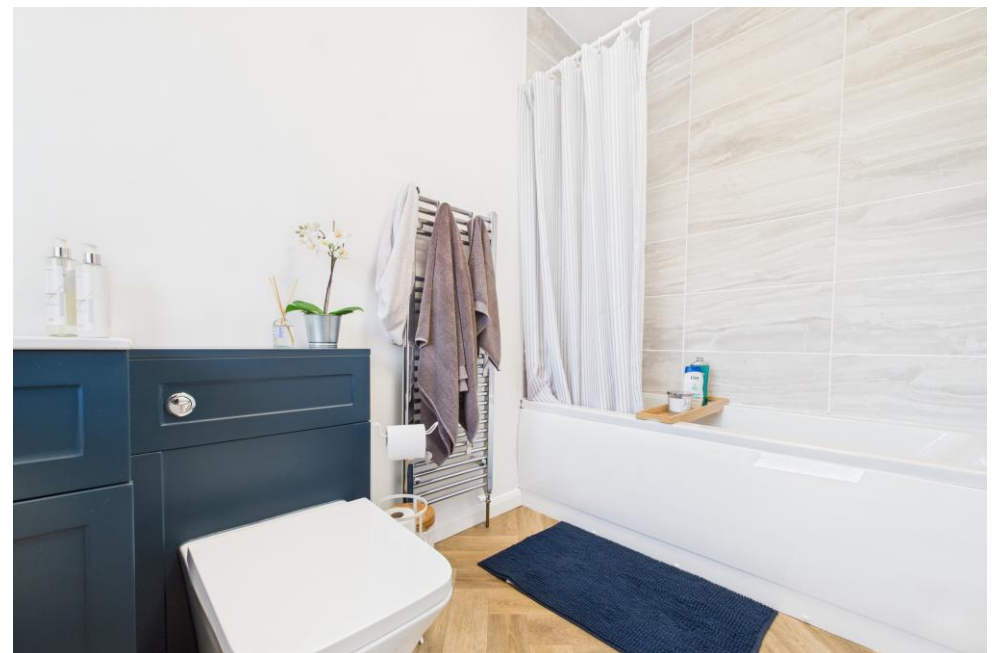
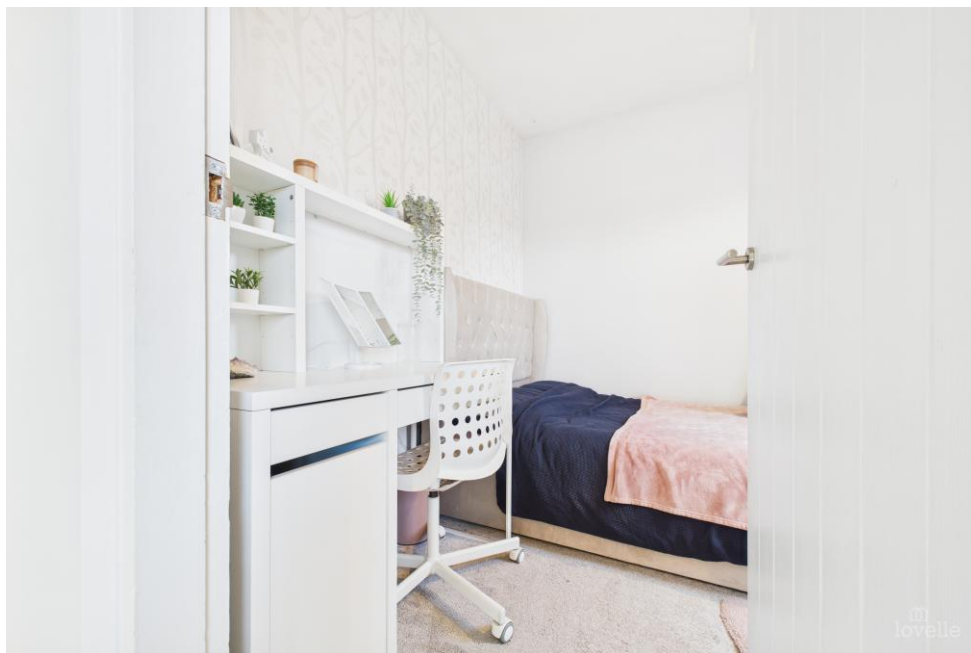


lovelle

Key Features

- Total Floor Area:- 108 Square Metres
- Open Plan Kitchen Diner
- Lounge & Family Room
- Utility Room & WC
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Detached Garage
- Driveway
- EPC rating C





DESCRIPTION

Located on a quiet cul-de-sac is this semi detached three bedroom home, featuring a unique mix of style and comfort, awaiting your personal touch.

As you approach this deceptively spacious property, you are greeted by a generous driveway and a detached garage. Once inside, the hallway invites to explore deeper.

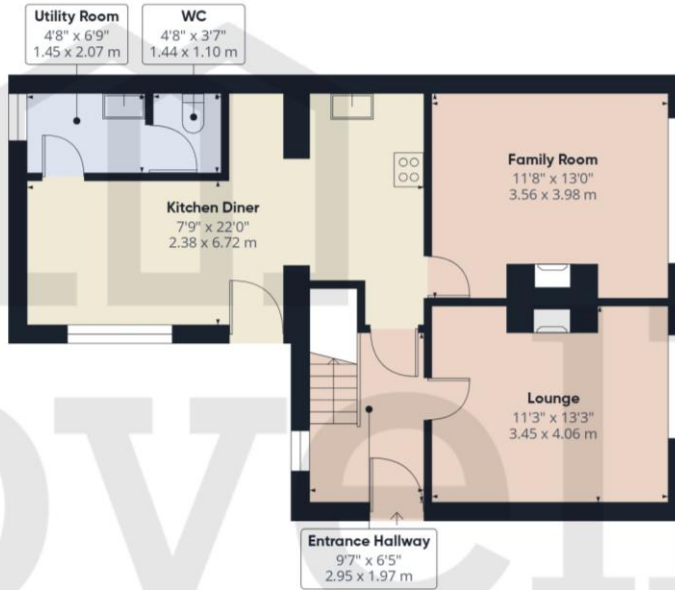
The door to the right takes you to the lounge, filled with light and perfect for those tranquil mornings or serene evenings with friends and family. Straight on is the open plan kitchen diner which is complemented by the adjacent family room. Not to forget, the utility room and downstairs WC, adding convenience and versatility to the property. While the first floor offers three bedrooms with all benefitting from a stylish family bathroom.

Finished with a generous rear garden incorporating multiple seating areas and a manicured lawn, ideal for outdoor entertaining.

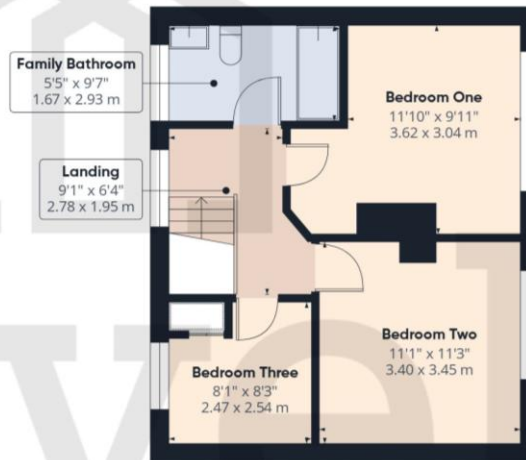
Book a viewing today!



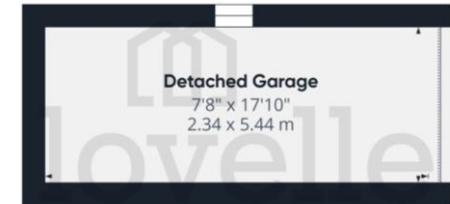
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Grange Avenue, Barton-upon-Humber, North Lincolnshire

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 78 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 2.95m x 1.97m (9'8" x 6'6")

Entered through a half glazed UPVC door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE 3.45m x 4.06m (11'4" x 13'4")

Feature electric stove, for those cold winter evenings.

Window to the front elevation.

KITCHEN DINER 2.38m x 6.72m (7'10" x 22'0")

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Inset electric oven and a four ring gas hob. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Space for a tall fridge freezer. Finished with a dining area.

Door to the family room.

Window and a half glazed UPVC door to the side elevation.

FAMILY ROOM 3.56m x 3.98m (11'8" x 13'1")

Feature cast iron stove with a rustic wooden mantelpiece, adding a whimsical charm to this space.

Window to the front elevation.

UTILITY ROOM 1.45m x 2.07m (4'10" x 6'10")

Range of wall and base units with a contrasting work surface and tiled splashback. Stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine.

Window to the rear elevation.

WC 1.44m x 1.1m (4'8" x 3'7")

Push button WC.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.62m x 3.04m (11'11" x 10'0")

Window to the front elevation.

BEDROOM TWO 3.4m x 3.45m (11'2" x 11'4")

Window to the front elevation.

BEDROOM THREE 2.47m x 2.54m (8'1" x 8'4")

Window to the rear elevation. Storage cupboard.

FAMILY BATHROOM 1.67m x 2.93m (5'6" x 9'7")

White three piece suite incorporating a bathtub with a shower over, push button WC and a vanity wash hand basin with a mixer tap.

Decorative tiles to the wet areas and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Ample driveway offering off street parking and access to the detached garage. Gated access to the rear with a manicured lawn.

DETACHED GARAGE 2.34m x 5.44m (7'8" x 17'10")

Power and lighting.

REAR ELEVATION

Predominantly laid to lawn with multiple seating areas, perfect for outdoor entertaining. Fully enclosed by wooden fencing. Finished with a timber constructed garden shed.

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 - 56 Mbps (download speed), 14 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Great,
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 £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.

