



Butts Road, Barton-upon-Humber, North Lincolnshire

Offers over £145,000





Key Features

- Total Floor Area:- Square Metres
- Central Location
- Close To Transport Links
- Lounge & Dining Room
- Fully Equipped Kitchen
- Utility Room
- Family Bathroom
- Three Bedrooms
- Enclosed Rear Garden
- EPC rating





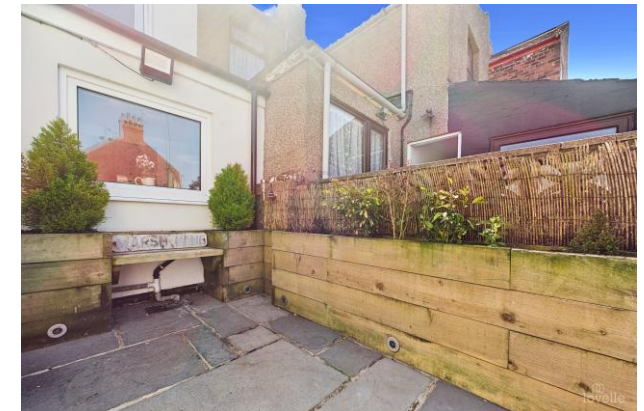
DESCRIPTION

This terraced property is ideal for those looking for their first home or to add to their property portfolio.

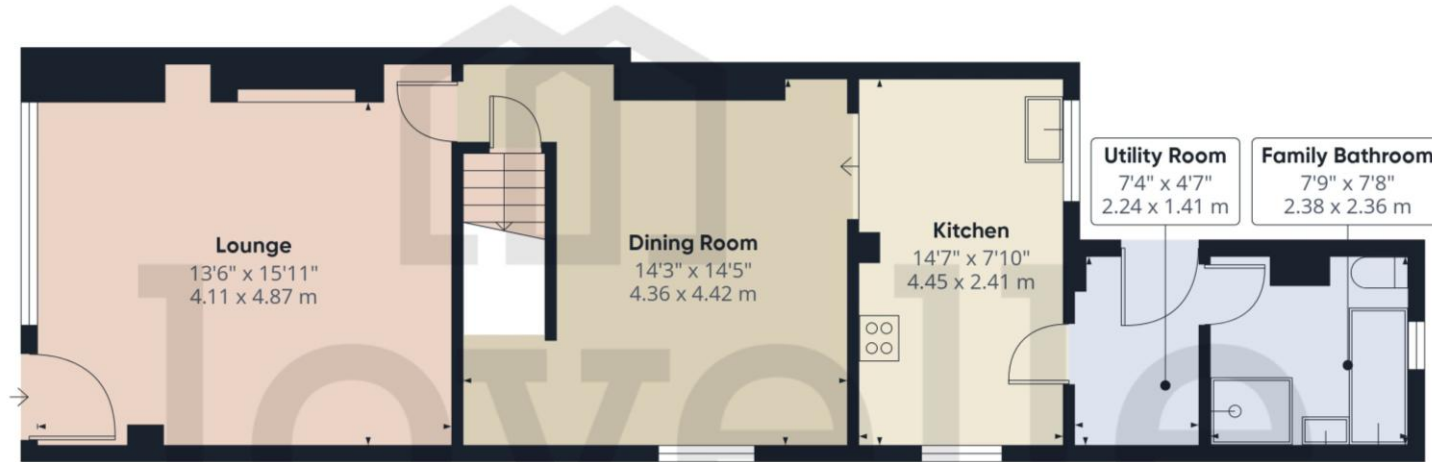
Boasting well proportioned accommodation to include a bright lounge with a walk-in bay window and adjacent dining room. Not to forget, the fully equipped kitchen and utility room, adding convenience and practicality to the property. Finishing the ground floor is the family bathroom. While the first floor offers three spacious bedrooms.

Outside, there is a fully enclosed, low maintenance rear garden.

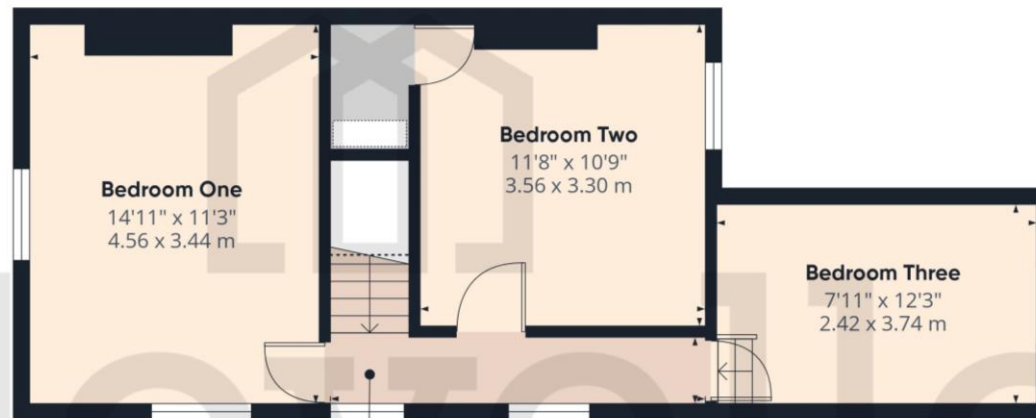
VIEWING IS ESSENTIAL!



FLOORPLAN



Ground Floor



Floor 1

**Butts Road, 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

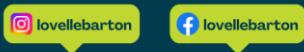
HOW TO MAKE AN OFFER

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.

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

Entered through a composite door into the lounge.

LOUNGE 4.11m x 4.87m (13'6" x 16'0")

Bright room with a feature media wall and a bay window to the front elevation. Door to further accommodation.

DINING ROOM 4.36m x 4.42m (14'4" x 14'6")

Great space to entertain guests and family in. Window to the side elevation and an archway to the kitchen.

KITCHEN 4.45m x 2.41m (14'7" x 7'11")

Range of wall and base units with contrasting work surfaces and tiled splashbacks, upstands. Stainless steel sink and drainer with a swan neck mixer tap. Freestanding range cooker with multiple ovens and an eight ring gas hob with an extraction canopy over. Integral dishwasher. Dual aspect with windows to the rear and side elevation.

UTILITY ROOM 2.24m x 1.41m (7'4" x 4'7")

Plumbing for a washing machine and space for a tall fridge freezer. Half glazed UPVC door to the side elevation.

FAMILY BATHROOM 2.38m x 2.36m (7'10" x 7'8")

Four piece bathroom suite incorporating a bathtub with a shower attachment and mixer tap, shower cubicle with a rain shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles and panelling throughout. Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 4.56m x 3.44m (15'0" x 11'4")

Fitted bedroom furniture incorporating multiple wardrobes and shelving.

Dual aspect with windows to the front and side elevation.

BEDROOM TWO 3.56m x 3.3m (11'8" x 10'10")

Fitted bedroom furniture incorporating multiple wardrobes and a storage cupboard.

Window to the rear elevation.

BEDROOM THREE 2.42m x 3.74m (7'11" x 12'4")

Window to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Fully concreted with a decorative brick wall.

REAR ELEVATION

Low maintenance and fully concreted rear garden. Fully enclosed by fencing and brick walls, creating a great space to unwind in.
(Right of way across to the neighbouring property)

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- 18 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 80 Mbps (download speed), 20 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.

