



Westfield Road, Barton-upon-Humber, North Lincolnshire

Offers over £155,000





## Key Features

- Total Floor Area:- 85 Square Metres
- Desirable Area
- Kitchen Diner
- Dining Room
- Cosy Lounge
- Three Bedrooms
- Family Bathroom & En-Suite
- Substantial Rear Garden
- Courtyard
- EPC rating E





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## DESCRIPTION

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

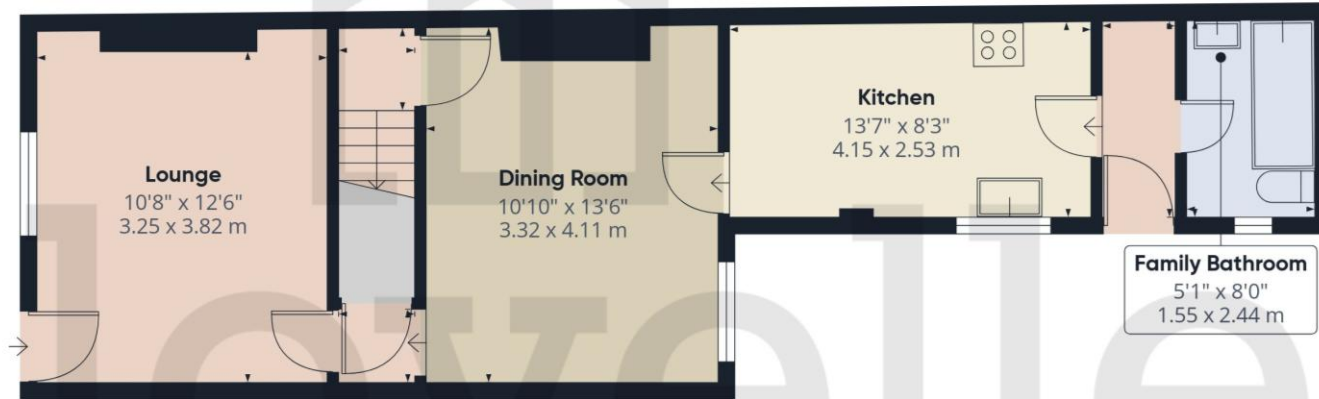
Once inside the cosy lounge asks to explore deeper. A galley style kitchen with adjacent dining room add charm to this home. While the downstairs family bathroom adds functionality and versatility. Further on, the first floor has three bedrooms. With the principal one benefitting from an en-suite shower room.

While outside, there is a spacious rear garden with mature trees surrounding the area making it feel quiet and private.

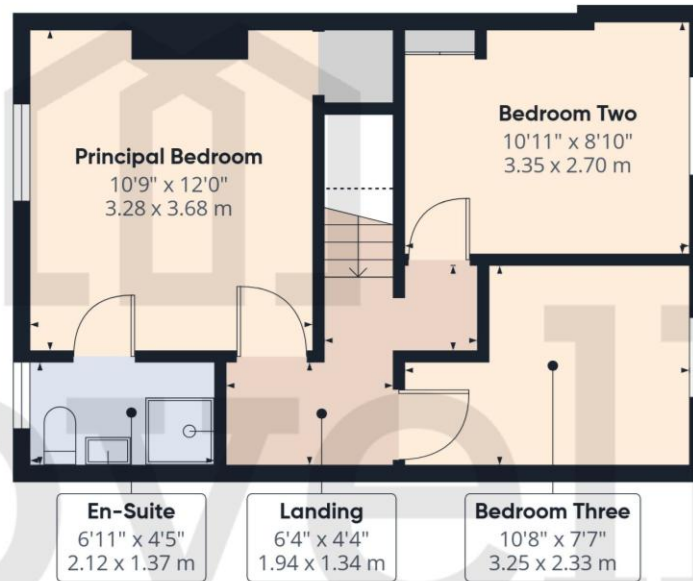
VIEWING IS ESSENTIAL!



## FLOORPLAN



Ground Floor



Floor 1



## Westfield 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 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**

Entered through a composite door into the lounge.

**LOUNGE** *3.25m x 3.82m (10'8" x 12'6")*

Bright and airy room with a window to the front elevation. Adam style fireplace housing an electric fire.

Door to the dining room.

**DINING ROOM** *3.32m x 4.11m (10'11" x 13'6")*

Staircase to the first floor accommodation and a window to the rear elevation.

Door to the kitchen.

**KITCHEN** *4.15m x 2.53m (13'7" x 8'4")*

Range of wall and base units with contrasting work surfaces. Integral oven and a four ring gas hob with an extraction canopy over. Plumbing for a washing machine and an integral dishwasher.

Window to the side elevation.

**FAMILY BATHROOM** *1.55m x 2.44m (5'1" x 8'0")*

Three piece suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin with hot and cold water taps. Window to the side elevation and decorative tiles to the walls.

**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.28m x 3.68m (10'10" x 12'1")

Window to the front elevation and a storage cupboard. Door to the en-suite.

**EN-SUITE** 2.12m x 1.37m (7'0" x 4'6")

Three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Window to the front elevation and decorative tiles to the walls.

**BEDROOM TWO** 3.35m x 2.7m (11'0" x 8'11")

Window to the rear elevation. Storage cupboard.

**BEDROOM THREE** 3.25m x 2.33m (10'8" x 7'7")

Window to the rear elevation.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Simple low maintenance frontage with a decorative low rise brick wall.

**REAR ELEVATION**

A substantial rear garden, fully enclosed by fencing and brick walls. Predominantly laid to lawn with multiple seating areas. Perfect for outdoor entertaining. Finished with a brick outbuilding.

**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 - 17 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 - O2, Vodafone, EE, Three.

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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.

