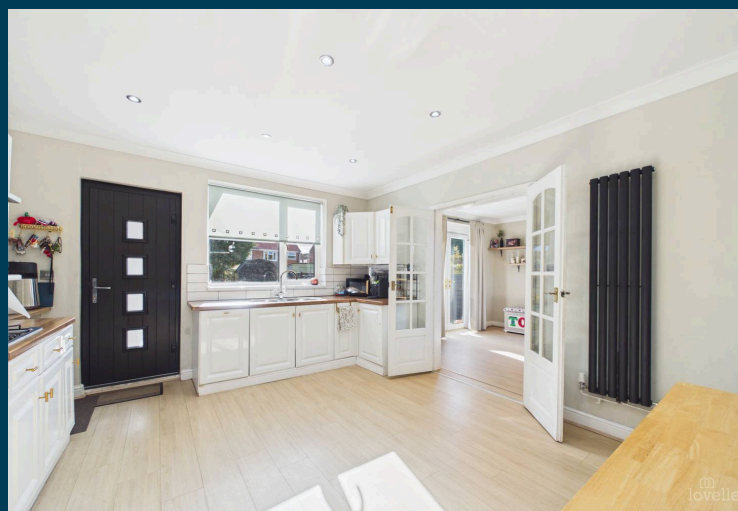
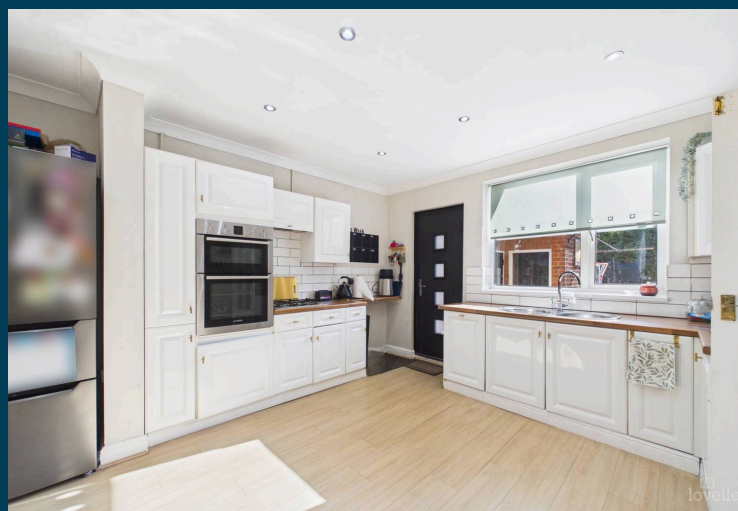




Providence Crescent, Barton-upon-Humber, North Lincolnshire

Offers over £170,000 Freehold

Total Floor Area:- 75 Square Metres • Kitchen Diner • Living Room • Two Bedrooms • Family Bathroom • Outside WC • Utility Room • Workshop • Fully Enclosed Rear Garden • Driveway

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This semi-detached home, featuring a unique mix of comfort and style, is on the market looking for someone to add their own personal touch.

As you approach this property, you are greeted by a front garden with a spacious driveway and gated access to the rear. Once inside, it opens with a fully equipped kitchen diner and a spacious living room. While the first floor offers two bedrooms all benefitting from a family bathroom. Not to forget, the utility room, outside WC and a workshop, adding convenience and versatility to the property.

Finished with a fully enclosed rear garden with a charming patio area and a timber constructed garden shed.

Book a viewing today!

BROADBAND TYPE:

Standard - 15 Mbps (download speed), 1 Mbps (upload speed),

Superfast - 53 Mbps (download speed), 8 Mbps (upload speed),

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

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE

Entered through a composite door into the kitchen diner.

KITCHEN DINER

12' 5" x 14' 10" (3.78m x 4.53m)

Range of wall and base units with contrasting work surfaces and decorative tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Integral dishwasher and space for a tall fridge freezer. Integral double oven and a four ring gas hob with an extraction canopy over. Window to the rear elevation. Finished with a dining area and a handy understairs storage cupboard. Staircase to the first floor accommodation.

LIVING ROOM

10' 11" x 15' 5" (3.33m x 4.71m)

Bright and airy room with a window to the front elevation and double opening French doors to the rear elevation. Great space for the family to enjoy. Finished with a modern fireplace, adding a contemporary edge.



FIRST FLOOR ACCOMMODATION:

6' 8" x 5' 5" (2.02m x 1.65m)

BEDROOM ONE

9' 4" x 15' 5" (2.84m x 4.69m)

Fitted bedroom furniture incorporating multiple wardrobes. Windows to the rear and front elevation.

BEDROOM TWO

10' 6" x 9' 0" (3.20m x 2.74m)

Fitted bedroom furniture incorporating multiple wardrobes. Window to the rear elevation.

FAMILY BATHROOM

5' 5" x 8' 5" (1.64m x 2.57m)

Three piece suite incorporating a bathtub with a rain shower over, pedestal wash hand basin with a mixer tap and a push button WC. Decorative tiles throughout and a chrome effect towel rail radiator. Window to the side elevation

OUTSIDE THE PROPERTY:**UTILITY ROOM**

3' 3" x 3' 3" (1.00m x 0.99m)

Plumbing for a washing machine and space for a tumble dryer.

WC

4' 4" x 2' 11" (1.33m x 0.89m)

High flush WC.

WORKSHOP

8' 1" x 6' 2" (2.46m x 1.87m)

Window to the rear elevation. Power and lighting.

FRONT GARDEN

Spacious gravelled driveway with mature shrubbery adorning the boundary. Gated access to the rear of the property.

DRIVEWAY

2 Parking Spaces

REAR GARDEN

A substantial rear garden, fully enclosed by fencing and mature trees. Predominantly laid to lawn with a patio area, perfect for outdoor entertaining family and friends, or to enjoy a moment in the garden. Finished with a timber constructed garden shed for extra storage.



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of 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.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

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.

ENERGY PERFORMANCE INFORMATION

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.

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.

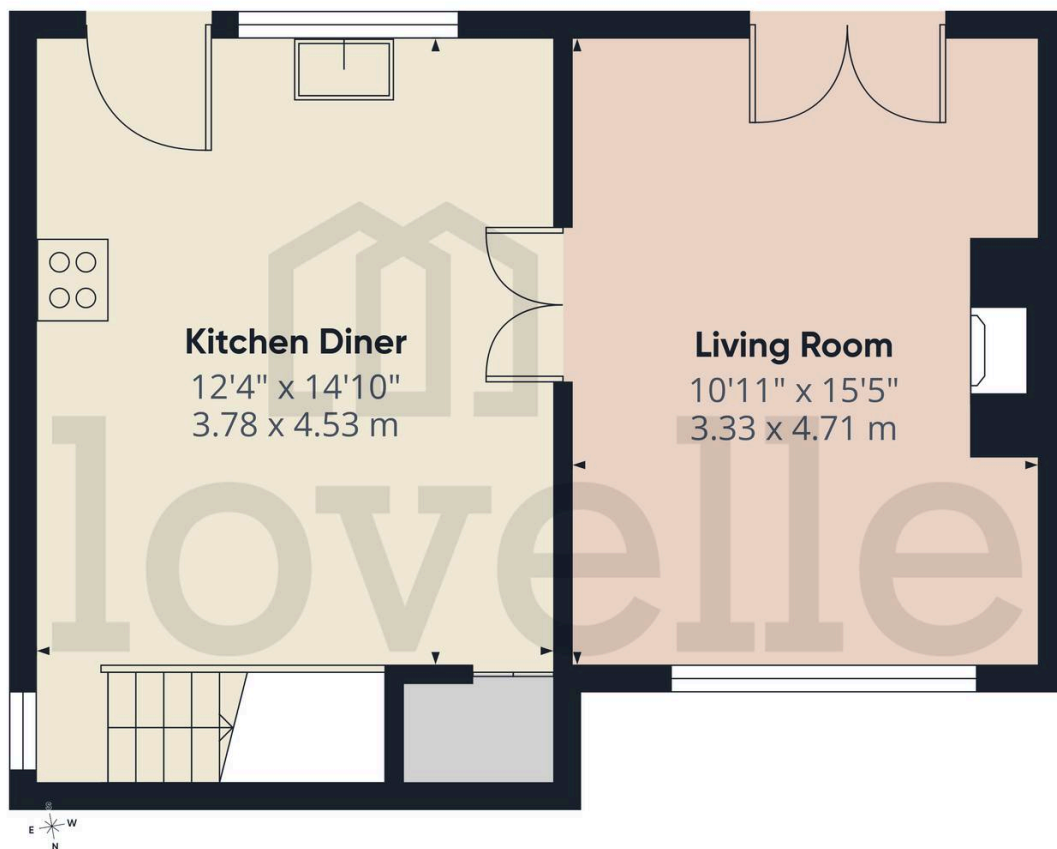
*We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £30.00 (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.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

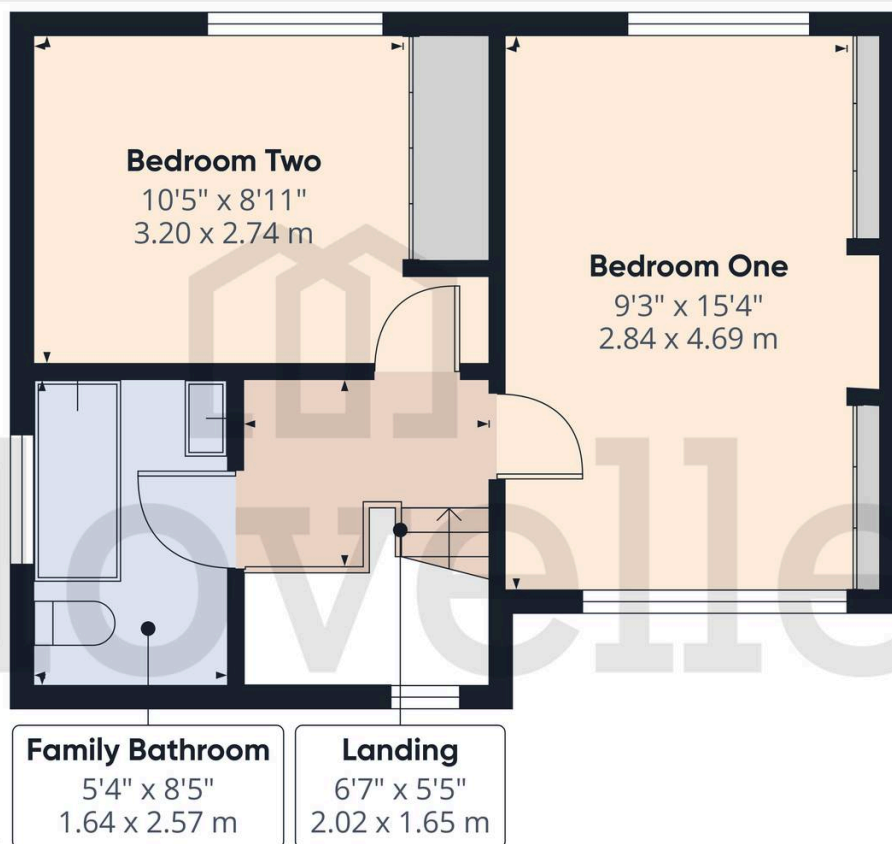


Approximate total area⁽¹⁾
397 ft²
36.9 m²

(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.

GIRAFFE 360



Approximate total area⁽¹⁾
352 ft²
32.8 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.

GIRAFFE 360



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Lovelle Estate Agency

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