



Newport, Barton-upon-Humber, North Lincolnshire

Offers over £230,000

 5  2  2


lovelle



Key Features

- Total Floor Area: 174 Square Metres
- Spacious Lounge
- Kitchen & Dining Room
- Guest Suite & Office/Study
- Five Bedrooms
- Family Bathroom
- Multiple Outbuildings
- Enclosed Front and Rear Gardens
- Detached Garage
- Central Town Location
- EPC rating D





DESCRIPTION

Situated in the heart of historic market town of Barton Upon Humber is this detached family home. In need of modernisation and ready for someone new to make it their own.

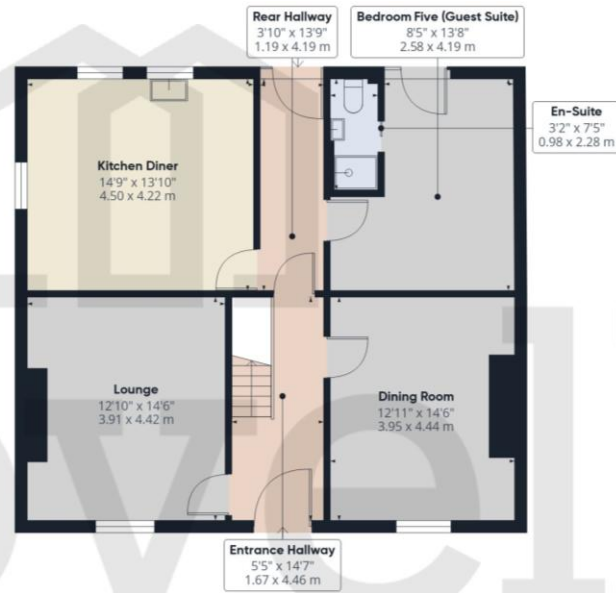
This generously proportioned accommodation includes five double bedrooms and a family bathroom. With the fifth bedroom acting as a guest suite with an en-suite shower room. Not to forget, the home office, adding versatility. Further on the spacious lounge and quaint dining room offer great spaces to receive friends and guests in. While the fully equipped kitchen diner adds versatility to the property.

Finished with a wraparound garden, filled with mature trees, shrubbery and colourful plantings. Not to forget the detached garage and outbuildings, offering potential to the property.

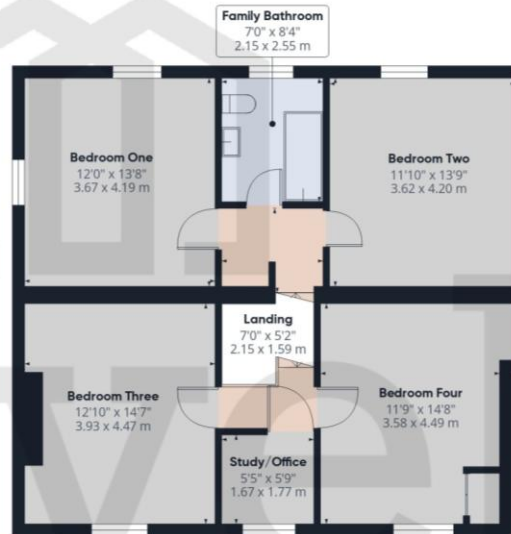
VIEWING HIGHLY RECOMMENDED!



FLOORPLAN



Ground Floor



Floor 1

Newport, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

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.lovell.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 | | |
| 55-68 | D | 59 D | 77 C |
| 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 1.67m x 4.46m (5'6" x 14'7")

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

LOUNGE 3.91m x 4.42m (12'10" x 14'6")

A feature fireplace housing a cast iron fire sitting on a tiled hearth, perfect for those cold winter evenings. Window to the front elevation.

DINING ROOM 3.95m x 4.44m (13'0" x 14'7")

Window to the front elevation and finished with a handy storage cupboard.

KITCHEN DINER 4.5m x 4.22m (14'10" x 13'10")

Range of wall and base units with contrasting work surfaces and splashbacks. Stainless steel sink with drainer and a swan neck mixer tap. Plumbing for a washing machine, space for a tumble dryer and a tall fridge freezer.

Windows to the side and rear elevation.

GUEST SUITE:**BEDROOM FIVE** 2.58m x 4.19m (8'6" x 13'8")

Fully glazed wooden door to the rear elevation. Door to the en-suite.

EN-SUITE 0.98m x 2.28m (3'2" x 7'6")

Three piece suite incorporating a shower cubicle with an electric shower over, push button WC and a wall mounted wash hand basin with a mixer tap. Waterproof panelling to the wet areas.

FIRST FLOOR ACCOMMODATION:**BEDROOM ONE** 3.67m x 4.19m (12'0" x 13'8")

Dual aspect with windows to the rear and side elevation.

BEDROOM TWO 3.62m x 4.2m (11'11" x 13'10")

Window to the rear elevation.

BEDROOM THREE 3.93m x 4.47m (12'11" x 14'8")

Window to the front elevation.

BEDROOM FOUR 3.58m x 4.49m (11'8" x 14'8")

Window to the front elevation. Built in storage cupboards.

STUDY/OFFICE 1.67m x 1.77m (5'6" x 5'10")

Window to the front elevation.

FAMILY BATHROOM 2.15m x 2.55m (7'1" x 8'5")

White three piece bathroom suite incorporating a bathtub with a rain shower over and a mixer tap, push button WC and a pedestal wash hand basin with a mixer tap. Waterproof panelling and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Spacious front garden with a gated driveway leading to the property and the detached garage. Surrounded by mature shrubbery and a manicured lawn.

DETACHED GARAGE

Power and lighting.

REAR ELEVATION

A substantial rear garden and divided into an orchard and a patio area. Predominantly laid to lawn with mature trees and shrubbery surrounding it. Finished with multiple outbuildings.

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- 19 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.

*

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 Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

