



Danson Close, Barton-upon-Humber, North Lincolnshire

Offers over £190,000





## Key Features

- Total Floor Area:- 67 Square Metres
- Living Room
- Fully Equipped Kitchen
- Two Bedrooms
- Family Bathroom
- Detached Garage
- Driveway
- Enclosed Rear Garden
- South After Area
- EPC rating C





---

## DESCRIPTION

Situated in the sought after area of Danson Close is this detached bungalow, perfect for someone looking to escape the busy city lifestyle.

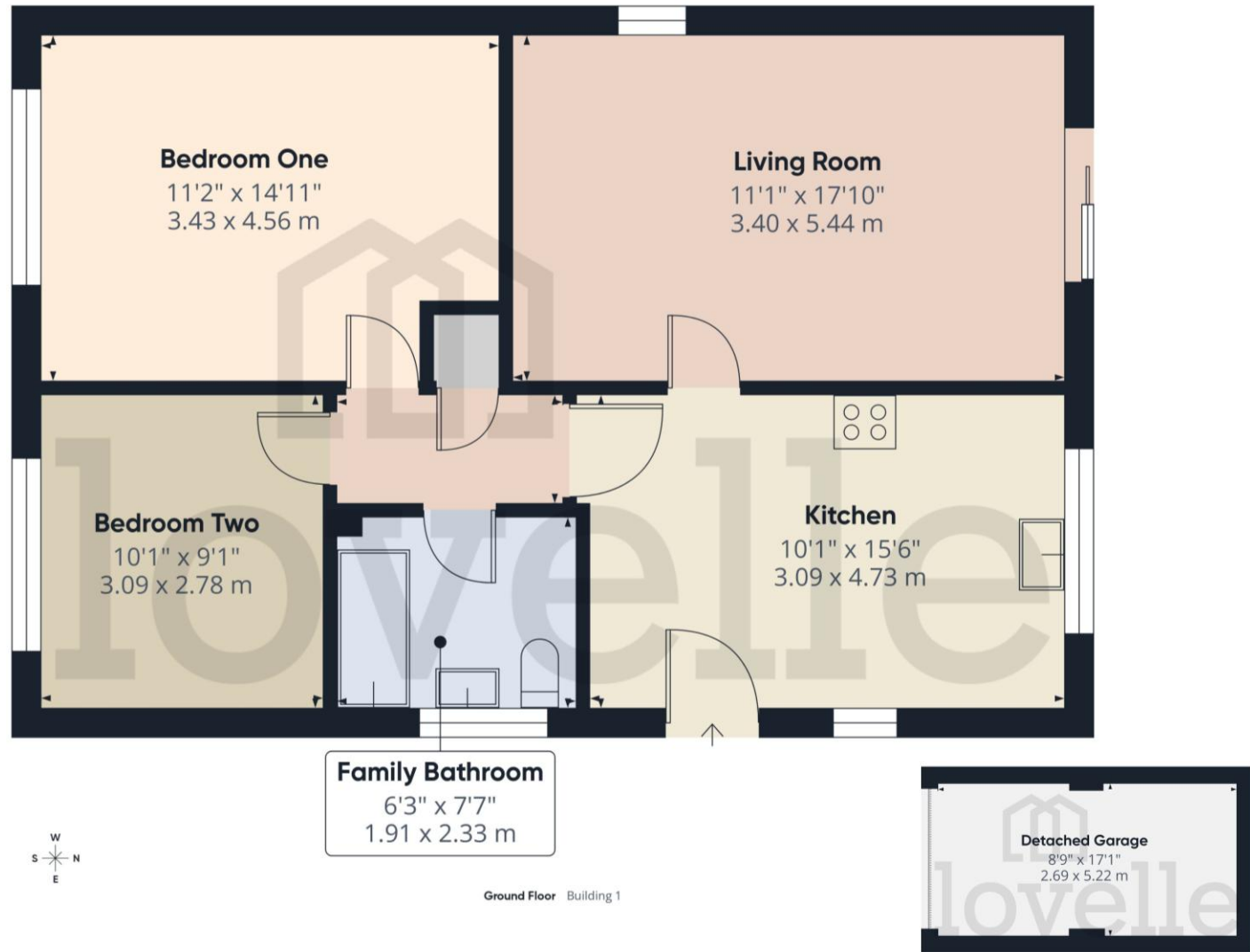
The deceptively spacious accommodation includes a bright and airy living room. Further on, there is a fully equipped kitchen, adding convenience and versatility to the property. While on the left are two bedrooms and a family bathroom.

Finished with an attractive rear garden. Laid to lawn with decorative shrubbery, colourful plantings, and a delightful seating area. While the driveway offers ample off-street parking and access to the detached garage.

VIEWING HIGHLY RECOMMENDED!



**FLOORPLAN**



## Danson Close, Barton-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band B

### 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             | 70 C    | 75 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**

Entered through a half glazed UPVC door into the kitchen.

**KITCHEN** *3.09m x 4.73m (10'1" x 15'6")*

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Inset electric oven and a four ring gas hob with an extraction canopy over. Plumbing for a washing machine and space for a tumble dryer. Inset sink and drainer with a swan neck mixer tap. Windows to the rear and side elevation.

**LIVING ROOM** *3.4m x 5.44m (11'2" x 17'10")*

Bright and airy room with sliding patio doors to the rear garden and a further window to the side elevation. Adam style fireplace surround housing an electric coal effect fire acts as a grounding feature.

**BEDROOM ONE** 3.43m x 4.56m (11'4" x 15'0")

Fitted bedroom furniture incorporating two wardrobes and a chest of drawers.  
Window to the front elevation.

**BEDROOM TWO** 3.09m x 2.78m (10'1" x 9'1")

Fitted bedroom furniture incorporating two wardrobes and a chest of drawers.  
Window to the front elevation.

**FAMILY BATHROOM** 1.91m x 2.33m (6'4" x 7'7")

Three piece suite incorporating a bathtub with an electric shower over, low flush WC and a pedestal wash hand basin with a mixer tap. Towel rail radiator and decorative tiles throughout.  
Window to the side elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Predominantly laid to gravel with a gated driveway providing off-street parking for multiple vehicles. Access to the detached garage and rear garden.

### **DETACHED GARAGE** 2.69m x 5.22m (8'10" x 17'1")

Up and over door, power and lighting.

### **REAR ELEVATION**

Fully enclosed by fencing providing privacy from the surrounding properties. Laid to lawn with mature shrubbery and plantings adorning the boundary of the garden. While the delightful patio area offers great space to entertain or receive guests.

## **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- 14 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 - Good,  
Available - EE, Three, 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 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.

