

Orchard Close, Barton-Upon-Humber

North Lincolnshire

£179,500

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Orchard Close

Barton-Upon-Humber, North Lincolnshire

NO CHAIN

Enjoying a prominent position on the quiet cul-de-sac of Orchard Close, is this superb semi-detached home. The property is ready for new owners to make it their own.

The generously proportioned accommodation invites you into the hallway, with a door to the lounge and a staircase to the first floor accommodation. As you make your way through, you are greeted by a spacious lounge, with a dining area that overlooks the rear garden. Finished by a fully equipped galley style kitchen and a downstairs shower room. While the first floor offers three bedrooms and a family bathroom.

Outside, there is a private rear garden. Mainly laid to lawn with decorative shrubbery and colourful plantings, and a lovely patio area. Perfect for a family or somebody who enjoys being outdoors. Driveway and an integral garage complete this generous home.

We anticipate a high demand for this property, viewing is highly recommended!

- **NO CHAIN**
- **Total Floor Area:- 79 Square Metres**
- **Galley Style Kitchen**
- **Spacious Lounge**
- **Dining Room**
- **Downstairs Shower Room**
- **Three Bedrooms**
- **Family Bathroom**
- **Enclosed Rear Garden**
- **Integral Garage & Driveway**

BROADBAND TYPE:

Standard- 16 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 50 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
5' 8" x 2' 11" (1.72m x 0.89m)
Entered through a UPVC door into the hallway. Door to the lounge and a staircase to the first floor accommodation.

LOUNGE
13' 11" x 13' 9" (4.23m x 4.19m)
"Picture" window to the front elevation. Modern electric fireplace and a handy storage cupboard.

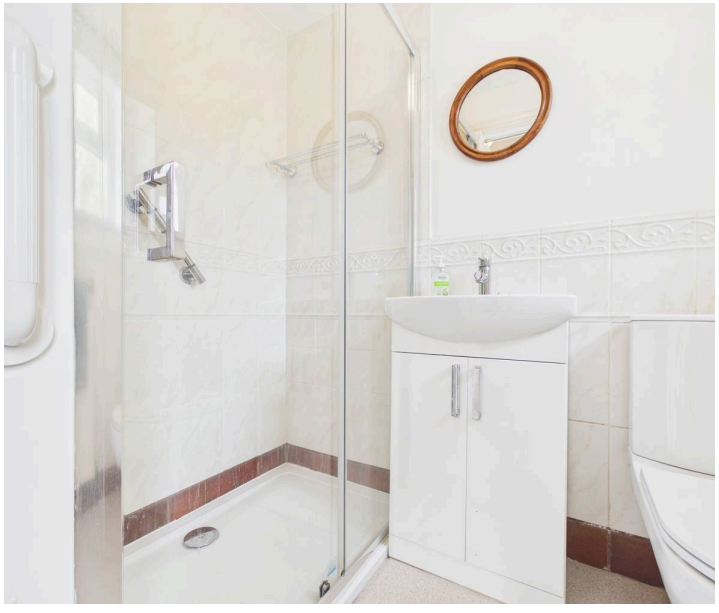
DINING ROOM
9' 6" x 8' 8" (2.89m x 2.63m)
Window to the rear elevation and a door to the kitchen.

KITCHEN
9' 0" x 8' 2" (2.75m x 2.49m)
Range of wall and base units in a cream finish with contrasting work surfaces and tiled splashbacks. Black composite sink and drainer with a swan neck mixer tap. Inset double electric oven and a four ring hob. Plumbing for a washing machine, integral fridge freezer. Window to the rear elevation.

SHOWER ROOM
6' 9" x 4' 4" (2.05m x 1.33m)
White three piece suite incorporating a double shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles to the walls. Window to the rear elevation.













FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

13' 0" x 10' 6" (3.96m x 3.19m)

Window to the front elevation.

BEDROOM TWO

10' 0" x 9' 3" (3.05m x 2.82m)

Window to the rear elevation. Handy storage cupboard.

BEDROOM THREE

9' 2" x 6' 2" (2.79m x 1.87m)

Window to the front elevation. Handy storage cupboard.

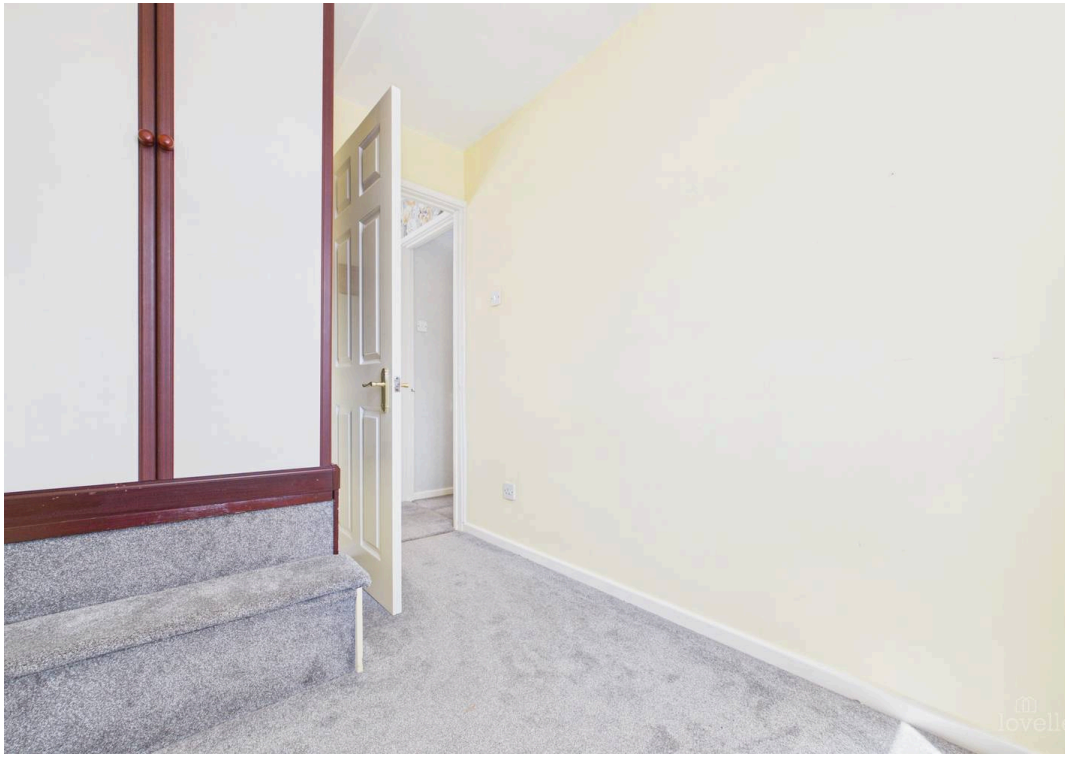
FAMILY BATHROOM

5' 5" x 7' 9" (1.65m x 2.35m)

White 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. Decorative tiles to the walls. Window to the rear elevation.











FRONT GARDEN

Predominantly laid to gravel with a driveway offering ample off-street parking and access to the integral garage.

REAR GARDEN

A fully enclosed rear garden, predominantly laid to lawn with two patio areas. Raised borders and mature plantings surrounding the boundary adding colour to this space.

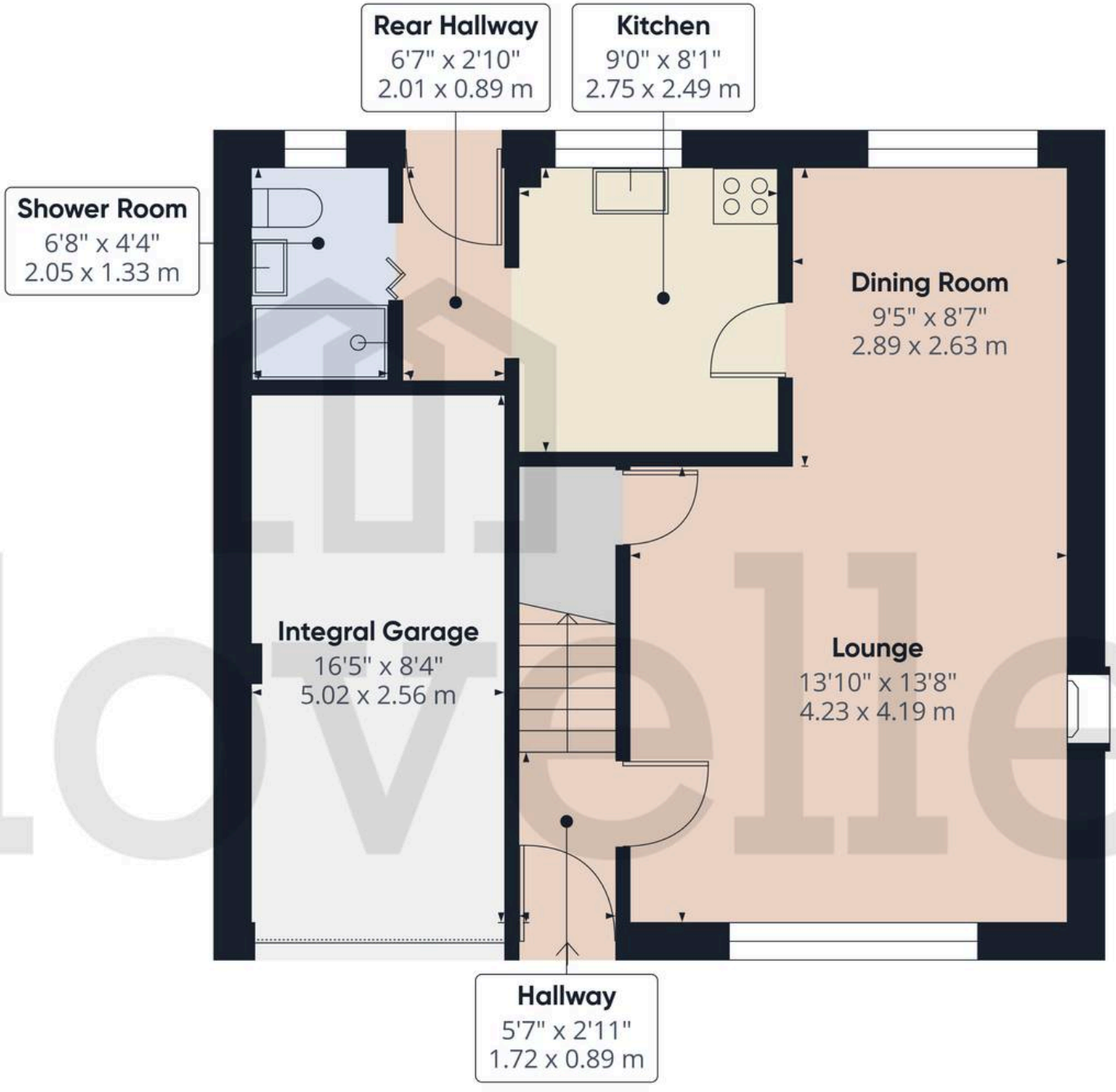
GARAGE

Single Garage

Integral Garage - electric garage door. Power and lighting.

DRIVEWAY

2 Parking Spaces



Ground Floor

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Approximate total area(1)

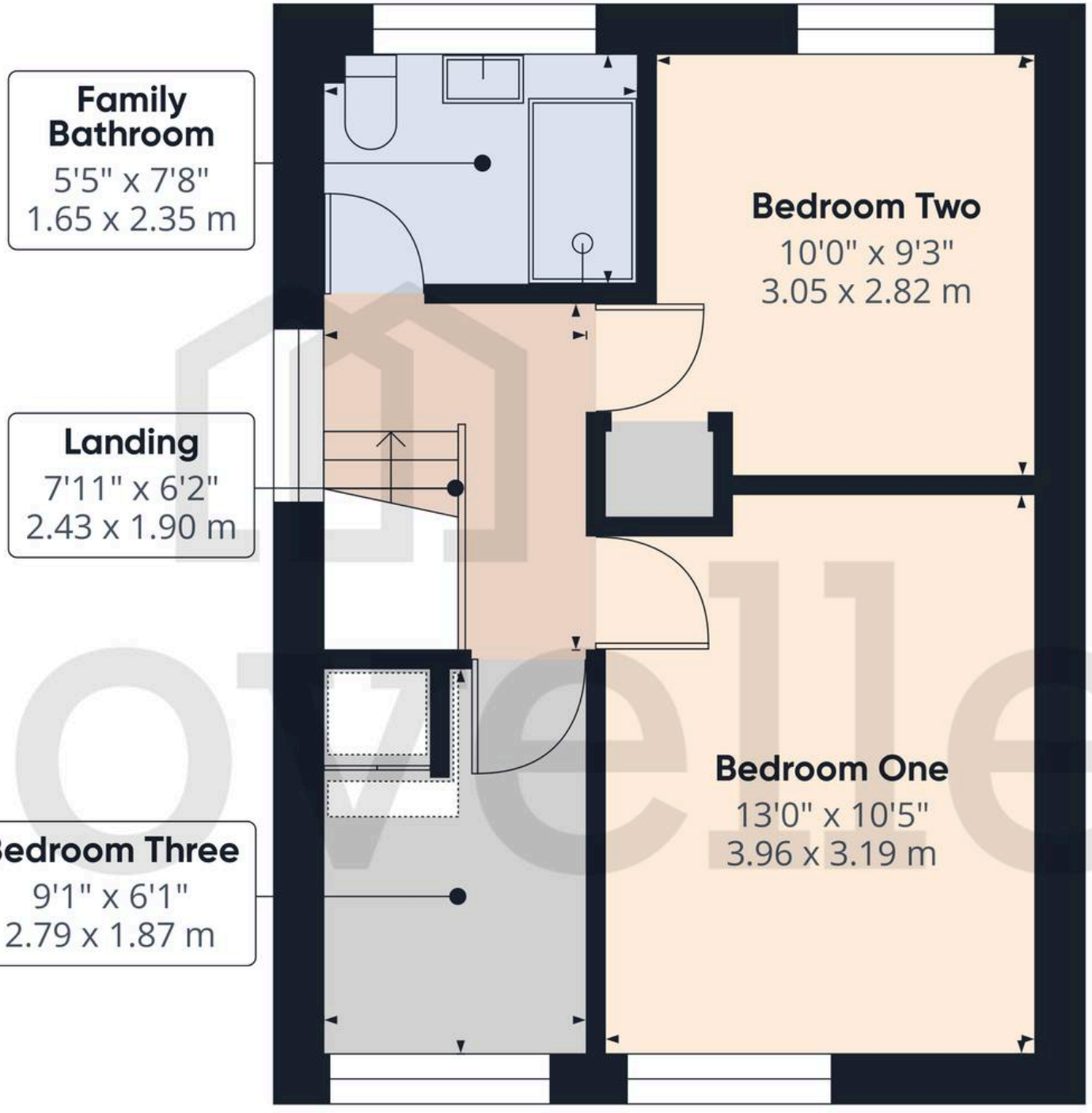
585 ft²

54.4 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.

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Floor 1

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Approximate total area(1)

358 ft²

33.3 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.

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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.

Council Tax band: B
Tenure: Freehold

EPC Energy Efficiency Rating: D

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on 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.

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.

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.

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.



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