



West Acridge, Barton-upon-Humber, North Lincolnshire

Offers over £180,000

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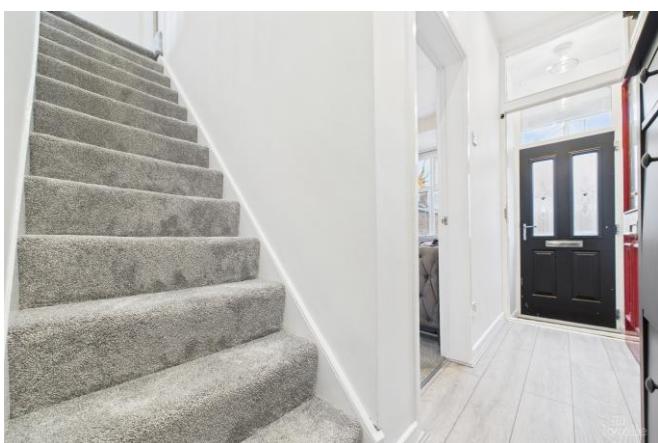
 **lovelle**

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## Key Features

- Total Floor Area:- 94 Square Metres
- Cosy Lounge
- Spacious Dining Room
- Modern Kitchen Diner
- Three Bedrooms
- Family Bathroom
- Private Rear Garden
- Handy Storage Shed
- Central Town Location
- EPC rating D





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## DESCRIPTION

This charming terraced home is waiting for new owners to put their own stamp on it.

Once inside, this deceptively spacious home offers great accommodation over two floors. Including a bright and airy lounge and a spacious dining room with an adjacent fully equipped kitchen diner. Perfect space to relax or entertain guests and family in. Not to forget the downstairs family bathroom, adding convenience and versatility to the property. Further on the first floor offers three sizeable bedrooms.

Finishing this home is the rear garden. Fully enclosed by fencing with a manicured lawn and a storage shed.

Viewing of this home is a must.



## FLOORPLAN



## West Aridge, 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

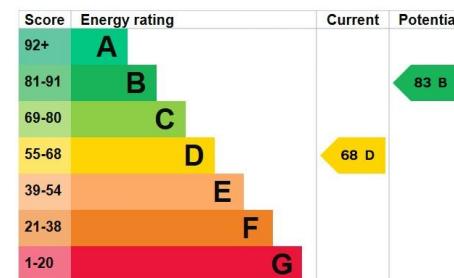
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SKB Estates Limited T/A Lovelle Estate Agency

### 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.



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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**ENTRANCE** 0.89m x 3.04m (2'11" x 10'0")

Entered through a composite door into the hallway.

**LOUNGE** 2.74m x 3.74m (9'0" x 12'4")

Quaint room with a feature electric fire. Perfect for cold winter evenings.

Walk-in bay window to the front elevation.

**DINING ROOM** 4.04m x 3.67m (13'4" x 12'0")

Window to the rear elevation overlooking the courtyard and a door to the kitchen diner.

Finished with a handy under stairs storage cupboard.

**KITCHEN DINER** 2.33m x 5.46m (7'7" x 17'11")

Range of wall and base units with contrasting work surfaces. Black composite one and a half bowl sink and drainer with a swan neck mixer tap. Two inset electric ovens and a four ring hob with an extraction canopy over. Integral fridge freezer and dishwasher. Plumbing for a washing machine and space for a further under counter appliance.

Windows and a half glazed composite door to the side elevation.

**FAMILY BATHROOM** 2.12m x 2.34m (7'0" x 7'8")

Three piece suite incorporating a bathtub with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Chrome effect towel rail radiator and decorative waterproof panelling to the wet areas.

Window to the rear elevation and a handy storage cupboard.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE**  $3.65m \times 3.08m$  (12'0" x 10'1")

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

**BEDROOM TWO**  $2.96m \times 2.93m$  (9'8" x 9'7")

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

**BEDROOM THREE**  $2.4m \times 2.84m$  (7'11" x 9'4")

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

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

Minimalistic front garden, surrounded by a low rise brick wall.

**REAR ELEVATION**

Substantial rear garden, fully enclosed by wooden fencing. Offering privacy from the surrounding properties. Predominantly laid to lawn with a patio area.

Finished with a storage shed, adding versatility to the property.

**STORAGE 2.79m x 2.45m (9'2" x 8'0")**

Power and lighting.

**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 - 61 Mbps (download speed), 15 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
Available - EE, Three, O2, Vodafone.

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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 £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.

