



Marsh Lane, Barton-Upon-Humber, North Lincolnshire

Offers over £147,500

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 lovella



Key Features

- ****NO CHAIN****
- Total Floor Area: 71 Square Metres
- Central Location
- Kitchen
- Dining Room
- Lounge
- Two Double Bedrooms
- Bathroom
- Enclosed Rear Garden
- EPC rating D





DESCRIPTION

This detached Georgian residence is waiting just for you...

Situated in the lovely town of Barton upon Humber, tucked away on a quiet street, makes this a perfect home for a family or someone looking to escape the busy city lifestyle.

This home has been lovingly upgraded and looked after by the current owners and this generously proportioned accommodation includes two double bedrooms, and a delightful family bathroom. Further on the sizeable dining room and lounge merges into one creating an open plan living. While the attractive country style kitchen enjoys views of the delightful rear garden.

The garden is laid to gravel with an array of shrubbery, colourful plantings with multiple seating areas to enjoy the garden and entertain family and guests.

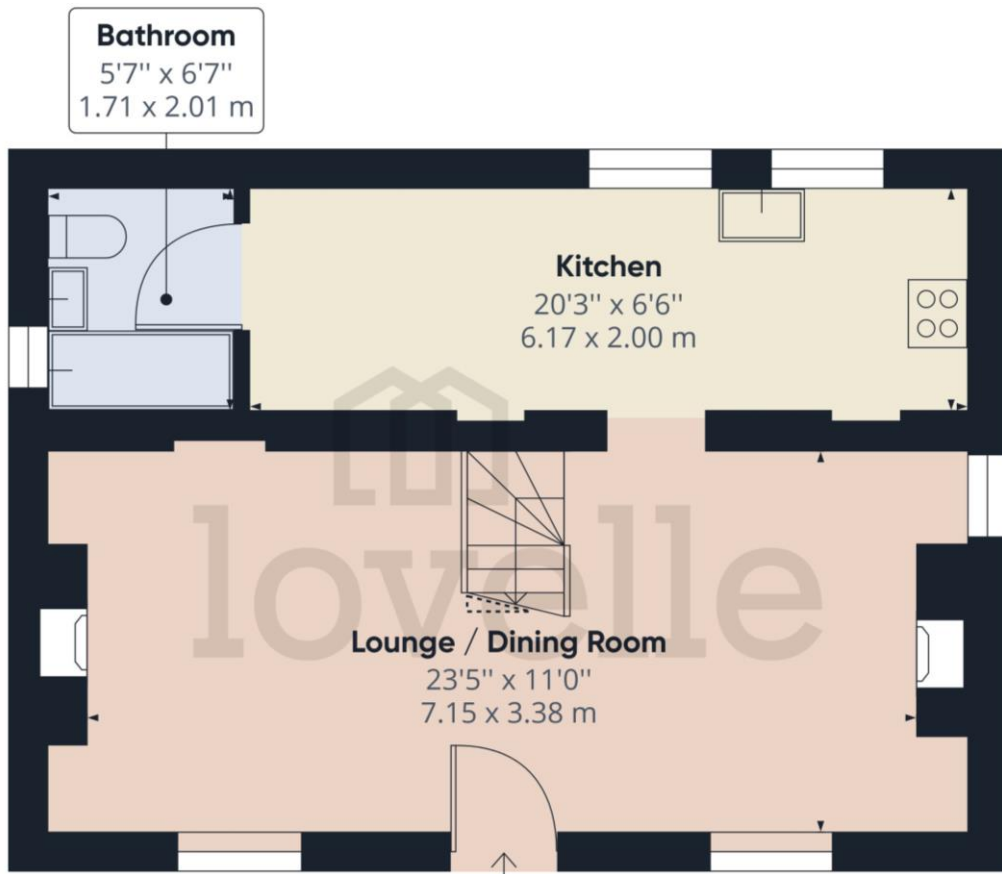
VIEWING HIGHLY RECOMMENDED!

LOCATION

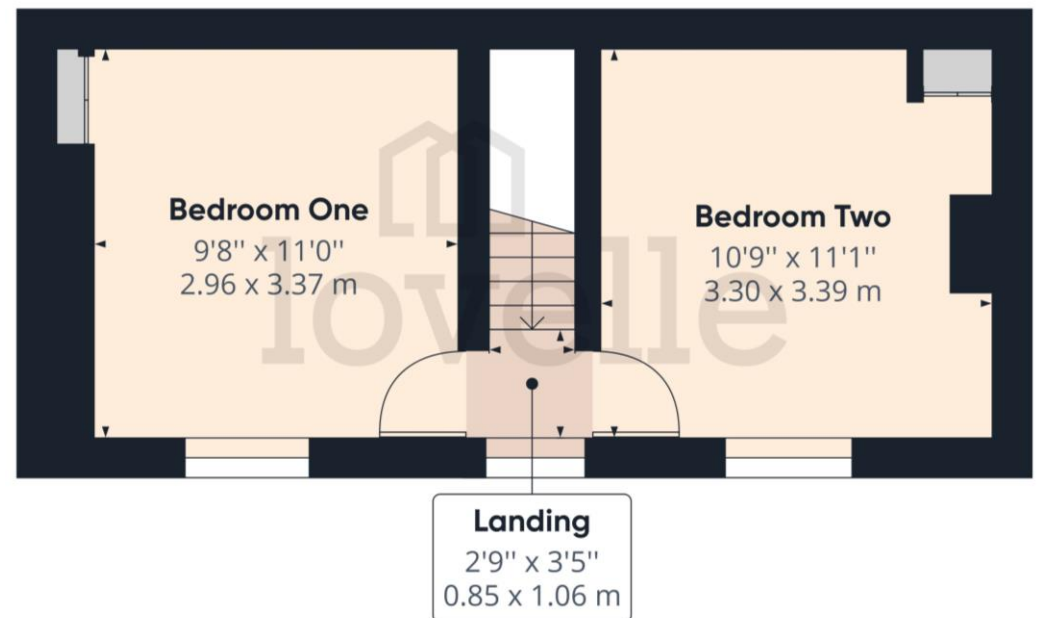
Barton-upon-Humber is a highly regarded historic market town with Primary and Senior schools, quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops and two petrol stations. It benefits from numerous recreational facilities and is surrounded by open countryside. The distinctive 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!



FLOORPLAN



Ground Floor



Floor 1

Marsh Lane, 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

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		83 B
69-80	C		
55-68	D	58 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 composite door into the open plan living room.

OPEN PLAN LIVING *7.1m x 3.3m***LOUNGE**

Bright and open space with a feature brick fireplace adding a grounding feature to the room.

Window to the front elevation.

DINING ROOM

Great area to entertain or relax. Finished with an Adam style fireplace surround in black, housing a multifuel burner, perfect for cold winter evenings.

Dual aspect with a window to the front elevation and a further original feature Yorkshire sash window to the side elevation. Archway to the kitchen and stairs to the first floor accommodation.

KITCHEN *6.1m x 2m*

Range of base units with contrasting work surfaces and upstands. Stainless steel sink and drainer with a swan neck mixer tap. Freestanding four ring gas cooker with an oven and a grill. Plumbing for a washing machine and space for a tall fridge freezer. Built in shelving units.

Two windows to the rear elevation with further double opening French doors. Door to the bathroom.

BATHROOM *1.7m x 2m*

Three piece bathroom suite incorporating a bathtub with a shower over and a mixer tap, low flush WC and a pedestal wash hand basin with hot and cold water taps. Window to the side elevation and ceramic tiles to the wet areas.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *2.9m x 3.3m*

Window to the front elevation and a cast iron open grate fireplace. Built in storage cupboard.

BEDROOM TWO *3.3m x 3.3m*

Window to the front elevation and a built in storage cupboard.

OUTSIDE THE PROPERTY:

REAR ELEVATION

Fully enclosed rear garden, surrounded by brick walls and fencing. Gated access to the front of the property. Fully laid to gravel with multiple seating areas and raised borders. Perfect to entertain family and guests. Finished with a handy storage shed.

