



Whitecross Street, Barton-upon-Humber, North Lincolnshire

£199,000

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**lovelle**



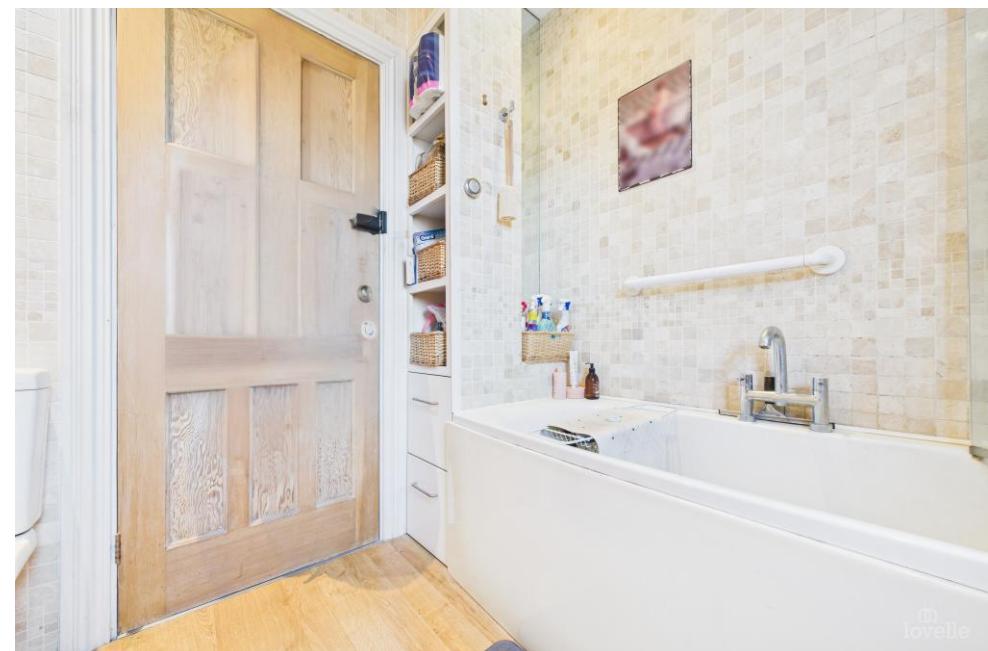
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## Key Features

- Total Floor Area:- 71 Square Metres
- Fabulous 1920s Residence
- Cosy Lounge
- Kitchen Diner
- Utility Room
- Downstairs WC
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway
- EPC rating D





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## DESCRIPTION

A fabulous, semi-detached home dating back to the 1920s, an original period house occupying a prominent position, on an elevated plot. Creating a unique fusion, blending rustic charm with a traditional interior.

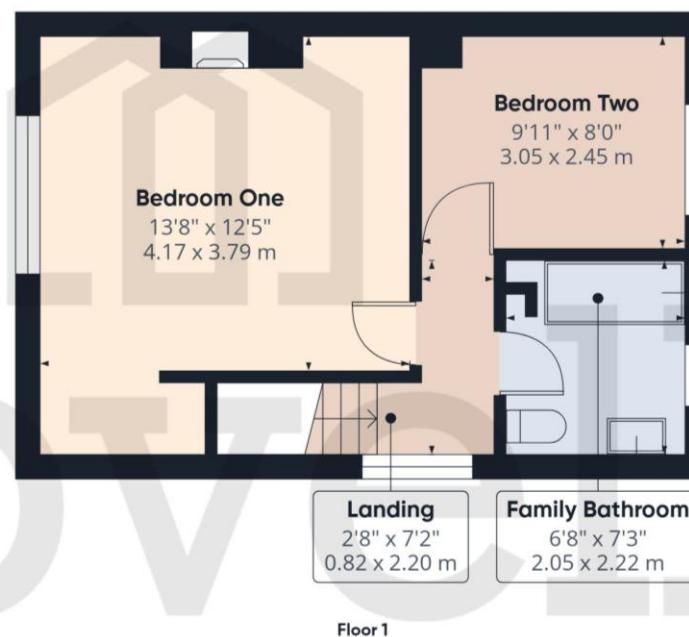
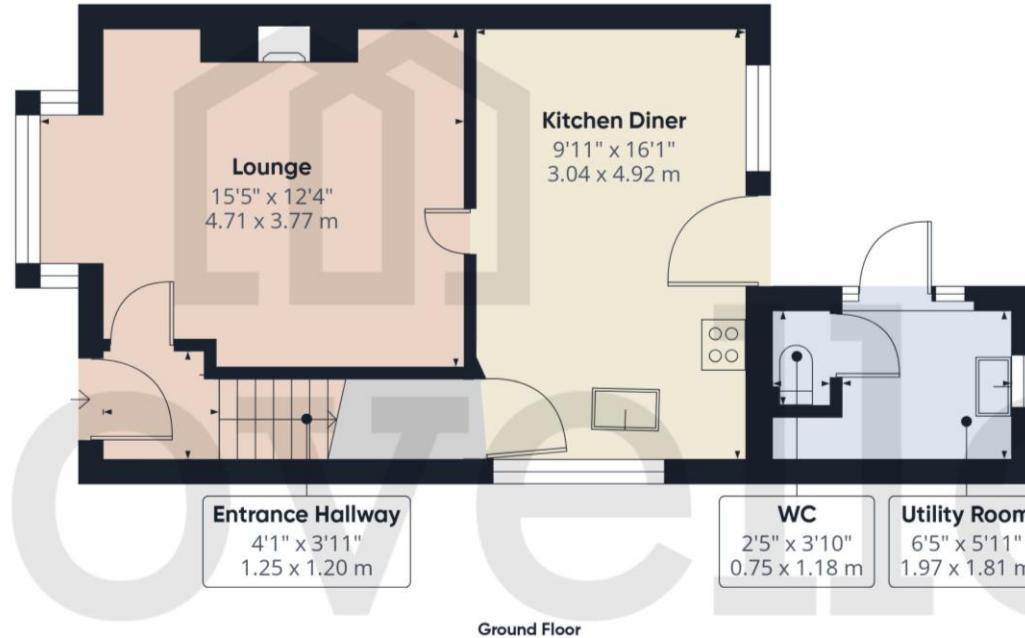
As you pull onto the driveway, you are welcomed by the delightful front garden. Once inside a generous lounge comes into view, perfect to relax and enjoy a moment to yourself. Making your way through, the fully equipped kitchen diner is a perfect space for the full family to enjoy. With the utility room and WC adding functionality and convenience. While the first floor offers two bedrooms and a family bathroom.

To finish off this lovely home is the enclosed rear garden with multiple seating areas and a delightful summer house. Great space to entertain or enjoy the peace and serene feeling of nature.

Only by viewing will you fully appreciate the ambiance of this generously proportioned home.



## FLOORPLAN



## Whitecross Street, 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

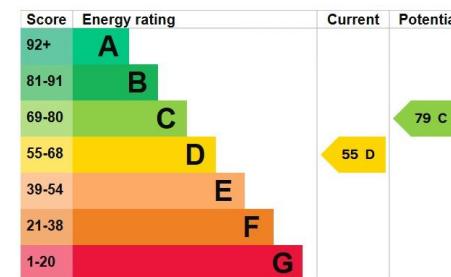
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SKB Estates Limited T/A Lovelle Estate Agency

### 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** 1.25m x 1.2m (4'1" x 3'11")

Entered through a wooden door into the hallway, door to the lounge and a staircase to the first floor accommodation.

**LOUNGE** 4.71m x 3.77m (15'6" x 12'5")

Delightful room with a walk in bay window and a feature multifuel burner with an Adam style fireplace surround adding charm to this space. Door to the kitchen diner.

**KITCHEN DINER** 3.04m x 4.92m (10'0" x 16'1")

Comprehensive 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. Stainless steel one and a half bowl sink and drainer with a mixer tap. Finished with a pantry and a dining area.

Dual aspect with windows to the rear and side elevation.

**UTILITY ROOM** 1.97m x 1.81m (6'6" x 5'11")

Plumbing for a washing machine and space for a tumble dryer. Belfast sink with hot and cold water taps.

Window to the rear elevation.

**WC** 0.75m x 1.18m (2'6" x 3'11")

Push button WC.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 4.17m x 3.79m (13'8" x 12'5")

Window to the front elevation and a cast iron fireplace. Clothing rails and shelving.

**BEDROOM TWO** 3.05m x 2.45m (10'0" x 8'0")

Window to the rear elevation.

**FAMILY BATHROOM** 2.05m x 2.22m (6'8" x 7'4")

Three piece bathroom suite incorporating a bathtub with a shower over and a mixer tap, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles throughout and a chrome towel rail radiator.

Window to the rear elevation.

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

Delightful front garden, enclosed by decorative brick walls and steps leading to the front door. Mature trees and planting add charm to the garden. Driveway to the side offers ample off street parking and access to the rear garden.

**REAR ELEVATION**

Spacious rear garden, fully enclosed by fencing and creating a sense of privacy and cosines. Steps leading up further into the garden and adorned with colourful plantings, shrubbery and mature trees.

To finish off is the summer house with a patio area and views of the garden. Not to forget the side garden and storage shed.

**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- 18 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 - O2, Vodafone, Three, EE.

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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.

