Kingfisher Close, Barton-upon-Humber

North Lincolnshire

Offers Over £155,000

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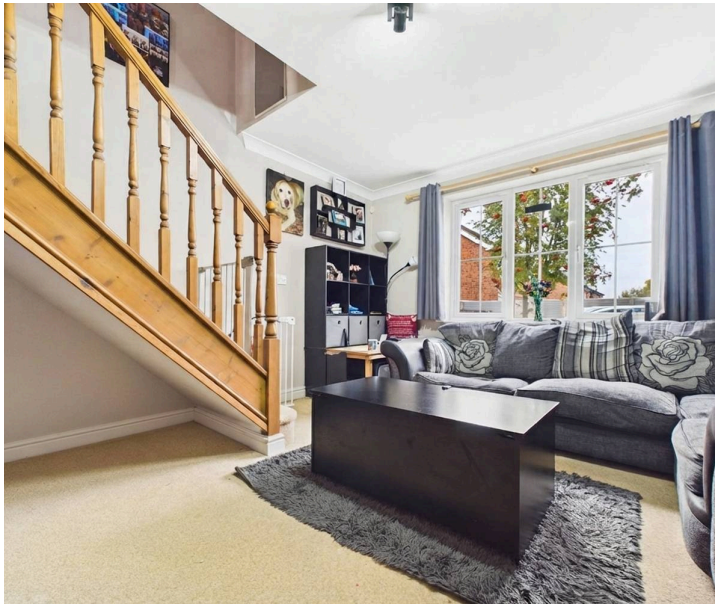
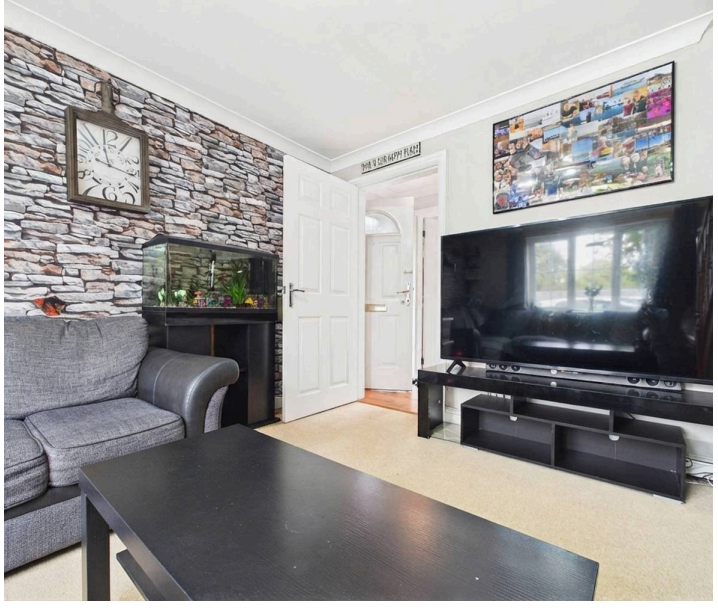
Digitally Altered





Kingfisher Close

Barton-upon-Humber

Ideal for the first time/young family buyer or someone looking to downsize.

The ground floor invites you into the hallway with the adjacent WC. Exploring deeper, the door to the right takes you to the cosy living room, while the door to the left opens to the fully equipped kitchen diner. While the first floor offers two double bedrooms, all benefitting from a family bathroom.

To complete this home is the rear garden with seating areas and a summer house. Ideal for outdoor dining, relaxing and enjoying a moment to yourself.

Finished with a driveway.

Viewing is An Absolute Must!

- **Total Floor Area: 58 Square Metres**
- **Kitchen Diner**
- **Living Room**
- **Downstairs WC**
- **Two Bedrooms**
- **Family Bathroom**
- **Enclosed Rear Garden**
- **Summer House**
- **Driveway**

BROADBAND TYPE:

Standard - 14 Mbps (download speed), 1 Mbps (upload speed),

Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),

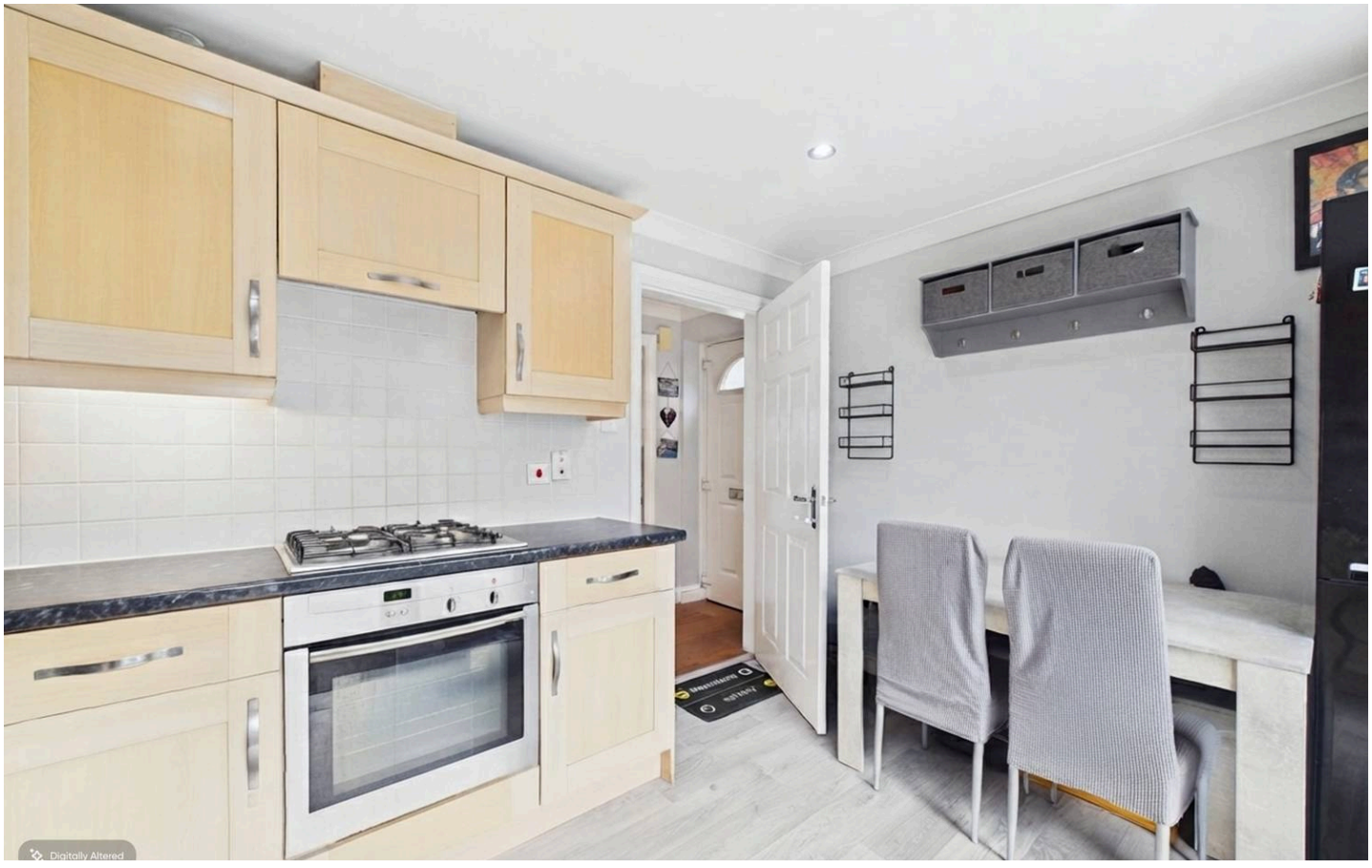
Ultrafast - 1800 Mbps (download speed), 600 Mbps (upload speed).

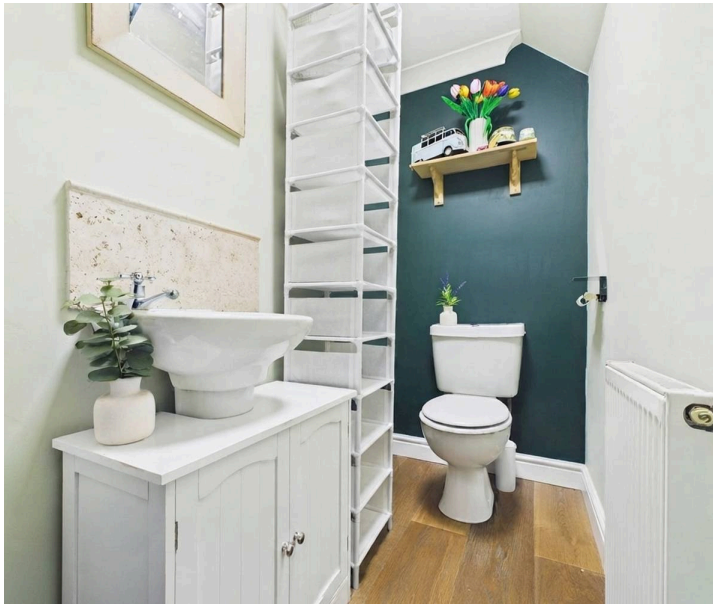
MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



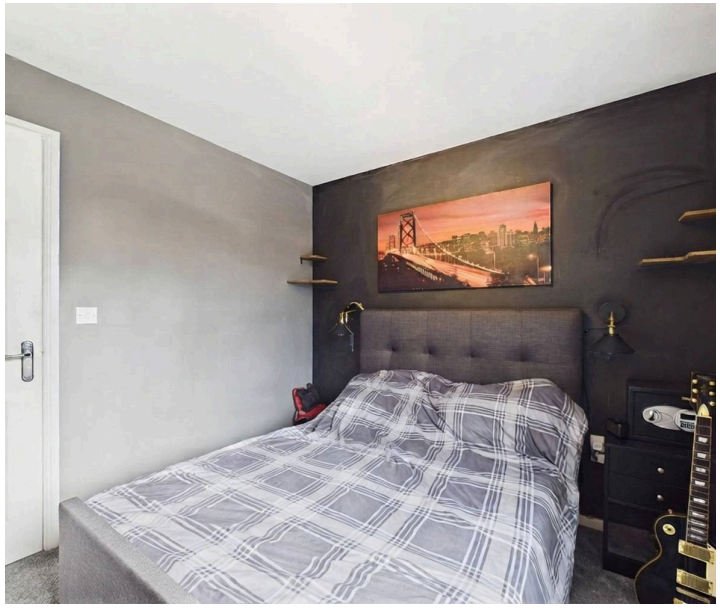


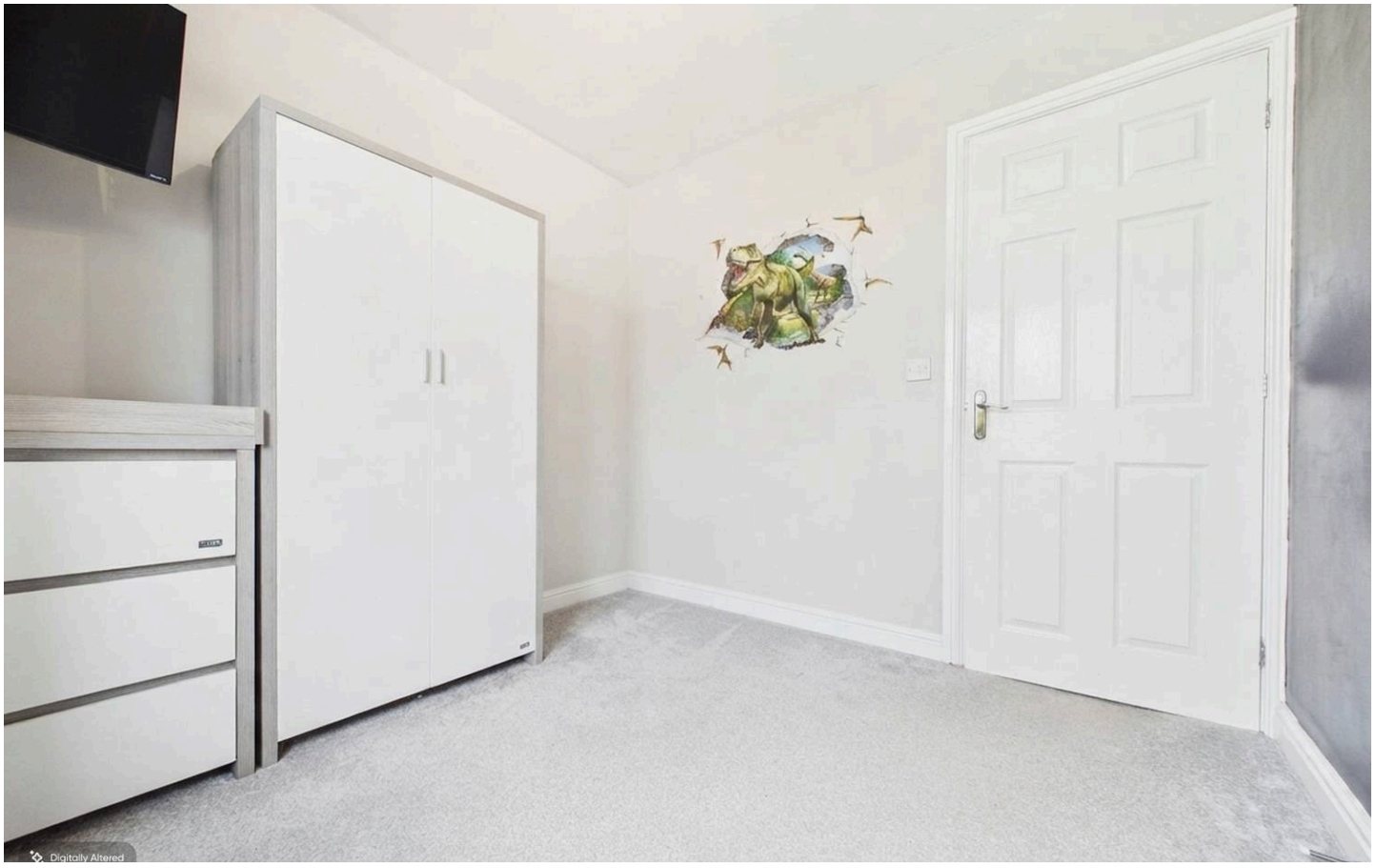
ENTRANCE
3' 4" x 5' 1" (1.01m x 1.56m)
Entered through a composite door into the hallway. Doors to all principal rooms.

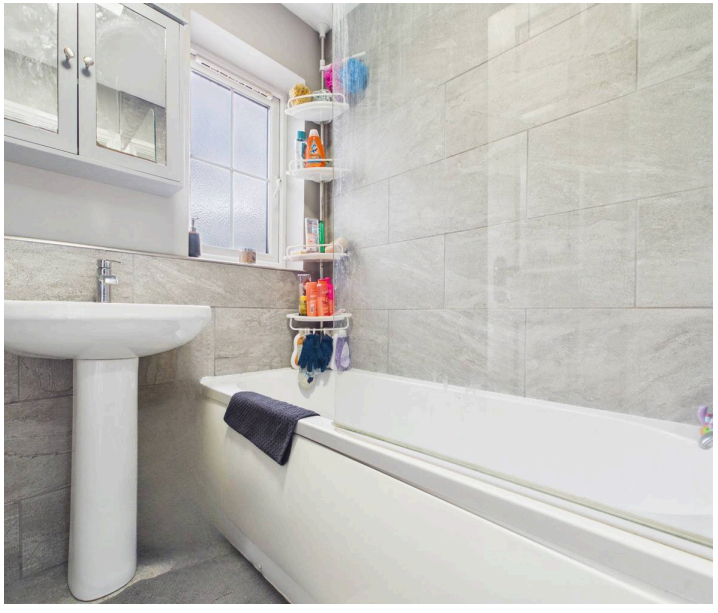
KITCHEN DINER
8' 8" x 12' 0" (2.63m x 3.65m)
Range of wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven with a four ring gas hob and an extraction canopy over. Plumbing for a washing machine and space for an under counter appliance. Housing the combination boiler. French doors to the rear elevation opening to the patio.

LIVING ROOM
13' 0" x 12' 1" (3.97m x 3.68m)
A substantial room with a window to the front elevation flooding it with light. Staircase to the first floor accommodation.

WC
3' 5" x 6' 8" (1.04m x 2.03m)
Two piece suite incorporating a push button WC and a pedestal wash hand basin with hot and cold water taps.







FIRST FLOOR ACCOMMODATION:
7' 8" x 3' 4" (2.33m x 1.02m)

BEDROOM ONE
8' 11" x 12' 3" (2.73m x 3.73m)
Fitted bedroom furniture incorporating multiple wardrobes. Window to the rear elevation.

BEDROOM TWO
8' 10" x 10' 5" (2.69m x 3.17m)
Window to the front elevation.

FAMILY BATHROOM
7' 9" x 5' 6" (2.35m x 1.68m)
Three piece suite incorporating a bathtub with a rain shower over, pedestal wash hand basin with a mixer tap and a push button WC. Decorative tiles to the wet areas. Window to the side elevation.

OUTSIDE THE PROPERTY:

SUMMER HOUSE
9' 4" x 8' 4" (2.84m x 2.53m)
Timber construction with power and lighting.

FRONT GARDEN

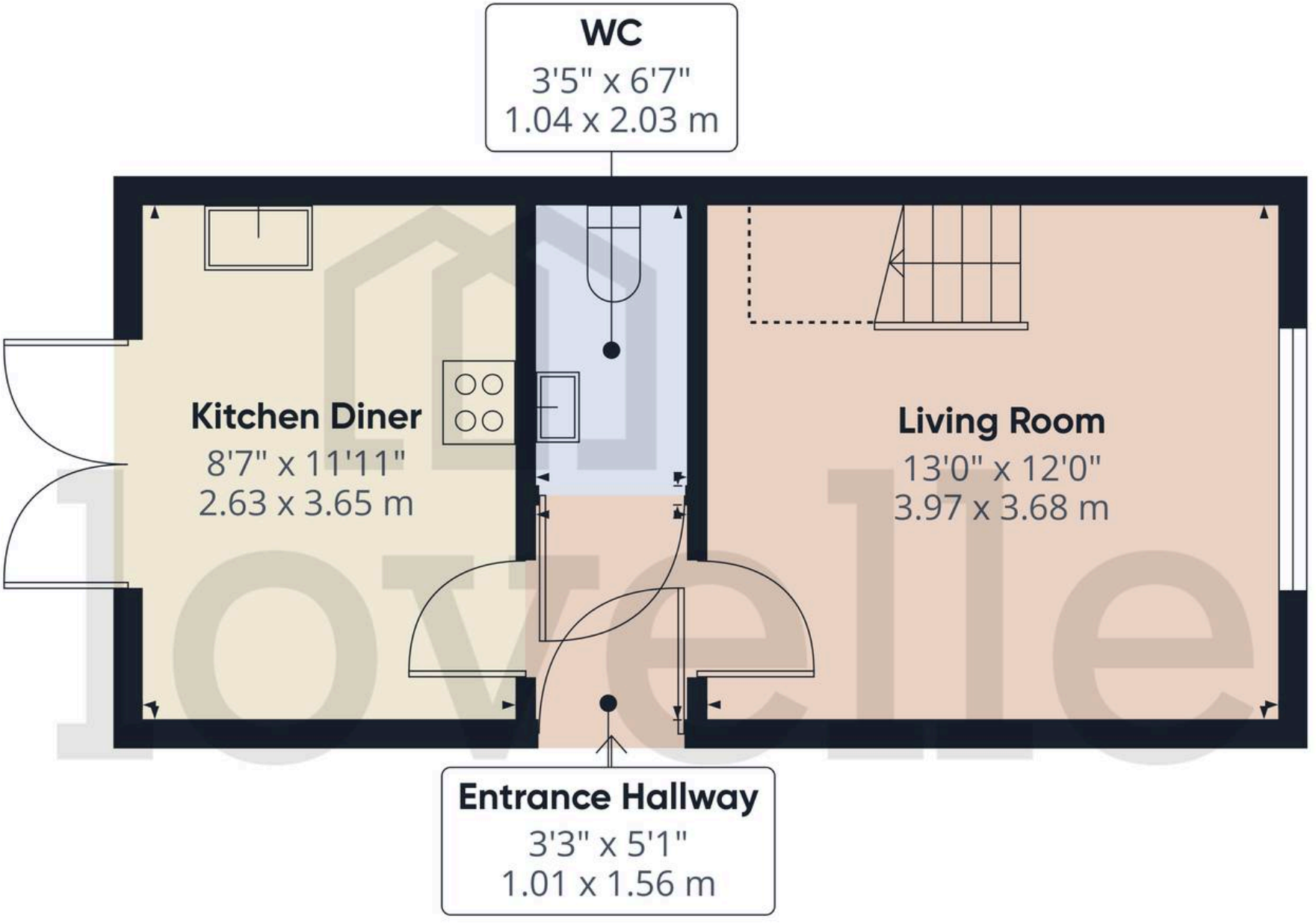
Predominantly laid to lawn with a gravelled driveway and gated access to the rear of the property.

REAR GARDEN

Fully enclosed by fencing and laid to lawn with multiple seating areas. Perfect for outdoor entertaining or relaxing in the sun. Finished with a timber constructed summer house and a garden shed.

DRIVEWAY

2 Parking Spaces



Ground Floor Building 1

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Approximate total area(1)

309 ft²

28.7 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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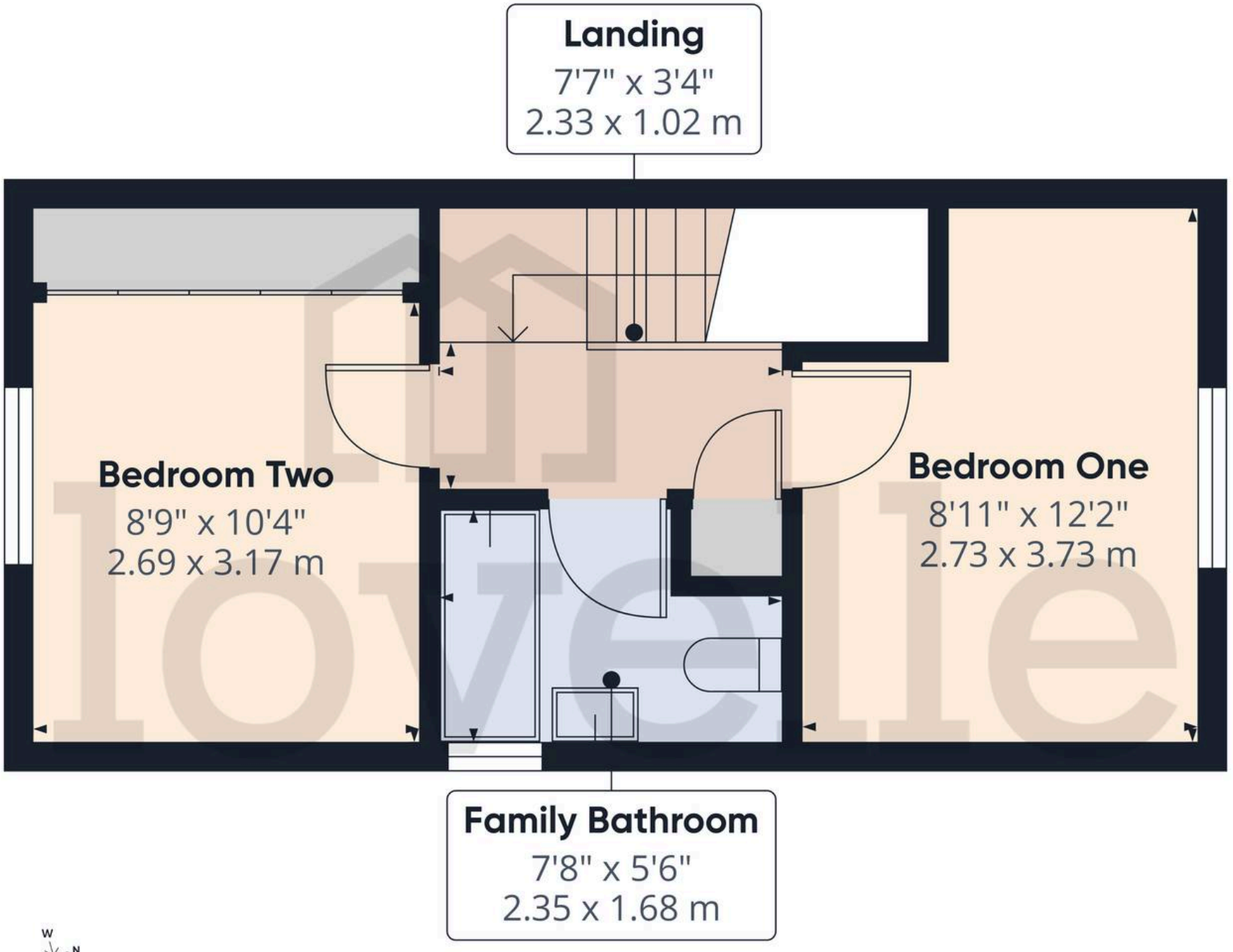

Floor 1 Building 1

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Approximate total area(1)

279 ft²

25.9 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 £30.00 (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: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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.

Lovelle Estate Agency

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