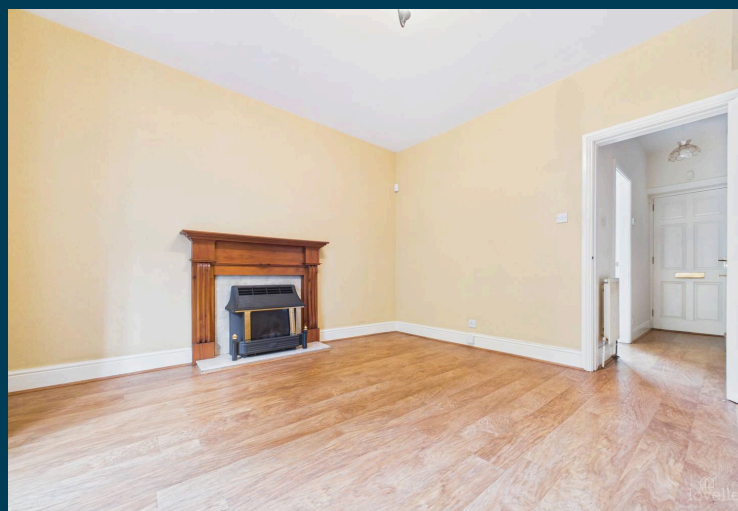
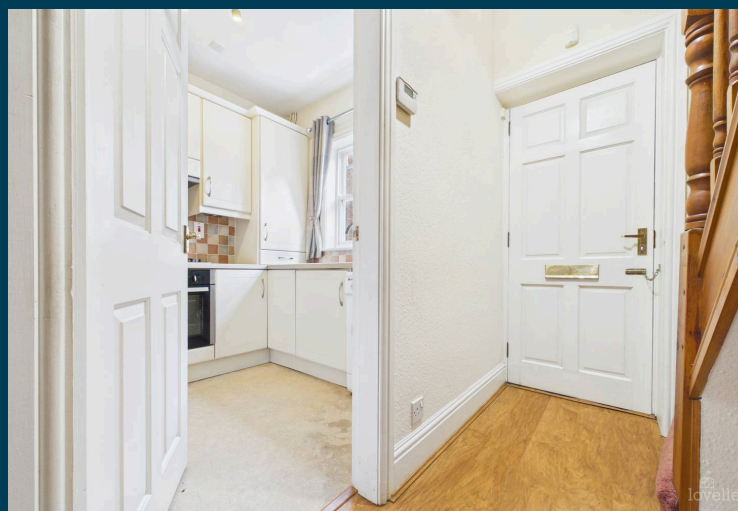




Finkle Lane, Barton-upon-Humber

£109,950 Freehold

Total Floor Area: 50 Square Metres • Living Room • Kitchen • Two Bedrooms • Family Bathroom • Enclosed Rear Garden • Parking Space • Town Centre Location

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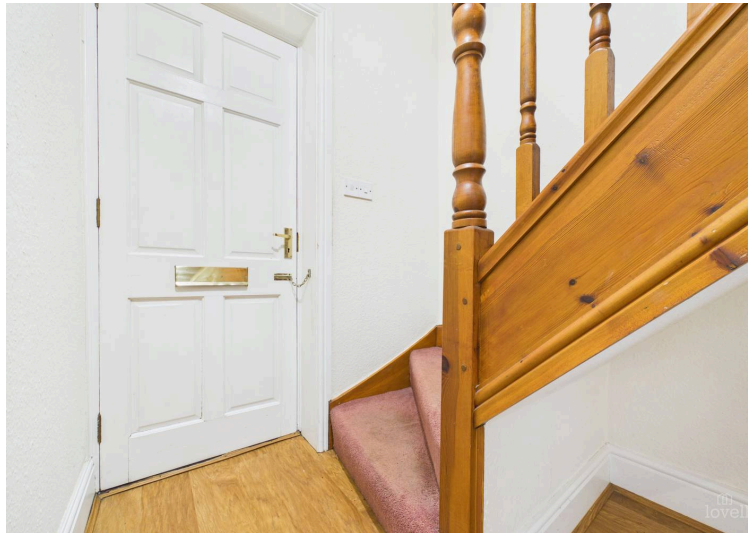


Ideal for the first time/young family buyer or someone looking to downsize.

The ground floor invites you in through the welcoming hallway. Exploring deeper, the door to the right opens up to the fully equipped kitchen. Straight on - the spacious living room with the prominent French doors opening out to the rear garden. Creating a lovely space for entertaining family and friends. While the first floor offers two bedrooms, all benefitting from a family bathroom.

To complete this home is the low maintenance rear garden. Ideal for outdoor dining or relaxing and enjoying a moment to yourself. Finished with a parking space.

Viewing is An Absolute Must!





BROADBAND TYPE:

Standard - 20 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 - Great,

Available - EE, Three, O2, Vodafone.

ENTRANCE

8' 10" x 5' 7" (2.68m x 1.70m)

Entered through a wooden door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

KITCHEN

8' 10" x 7' 5" (2.69m x 2.26m)

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 a tall fridge freezer. Housing the combination boiler. Window to the front elevation.

LIVING ROOM

13' 0" x 13' 5" (3.97m x 4.10m)

A substantial room with double opening French doors to the rear elevation flooding it with light. Finished with an Adam style fireplace.

FIRST FLOOR ACCOMMODATION:

3' 0" x 6' 1" (0.92m x 1.86m)

BEDROOM ONE

10' 5" x 10' 0" (3.18m x 3.05m)

Two windows to the front elevation. Storage cupboard.

BEDROOM TWO

11' 5" x 7' 6" (3.47m x 2.28m)

Window to the rear elevation.

FAMILY BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m)

Three piece suite incorporating a walk-in shower cubicle with a rain shower over, vanity wash hand basin with a mixer tap and a push button WC. Chrome effect towel rail radiator and decorative tiles throughout. Window to the rear elevation.

*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:

EPC Environmental Impact Rating:

REAR GARDEN

Enclosed by fencing and mature shrubbery with a patio area. Perfect for outdoor entertaining or relaxing in the sun.

ALLOCATED PARKING

1 Parking Space



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of 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.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

MORTGAGE ADVICE

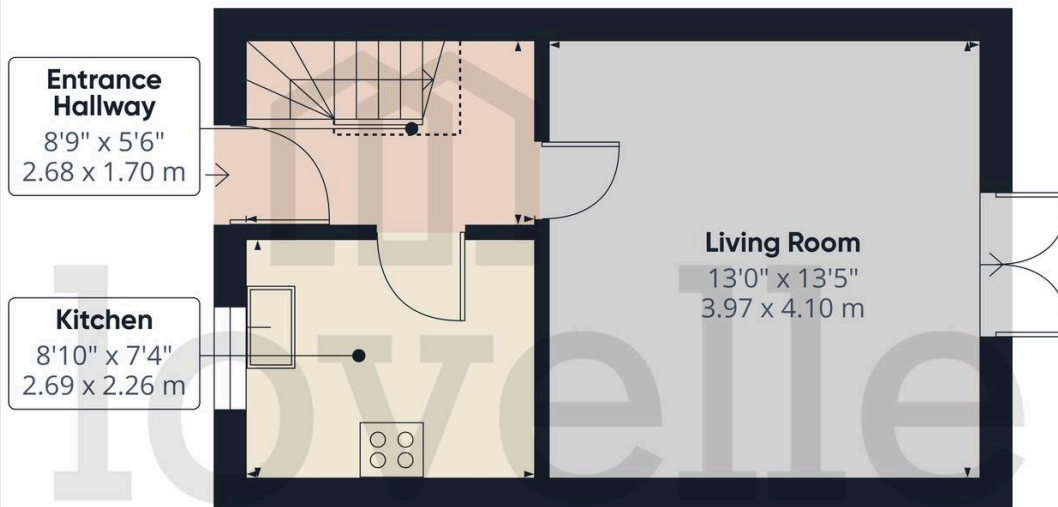
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

ENERGY PERFORMANCE INFORMATION

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.

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.



Approximate total area⁽¹⁾

293 ft²
27.1 m²

Reduced headroom

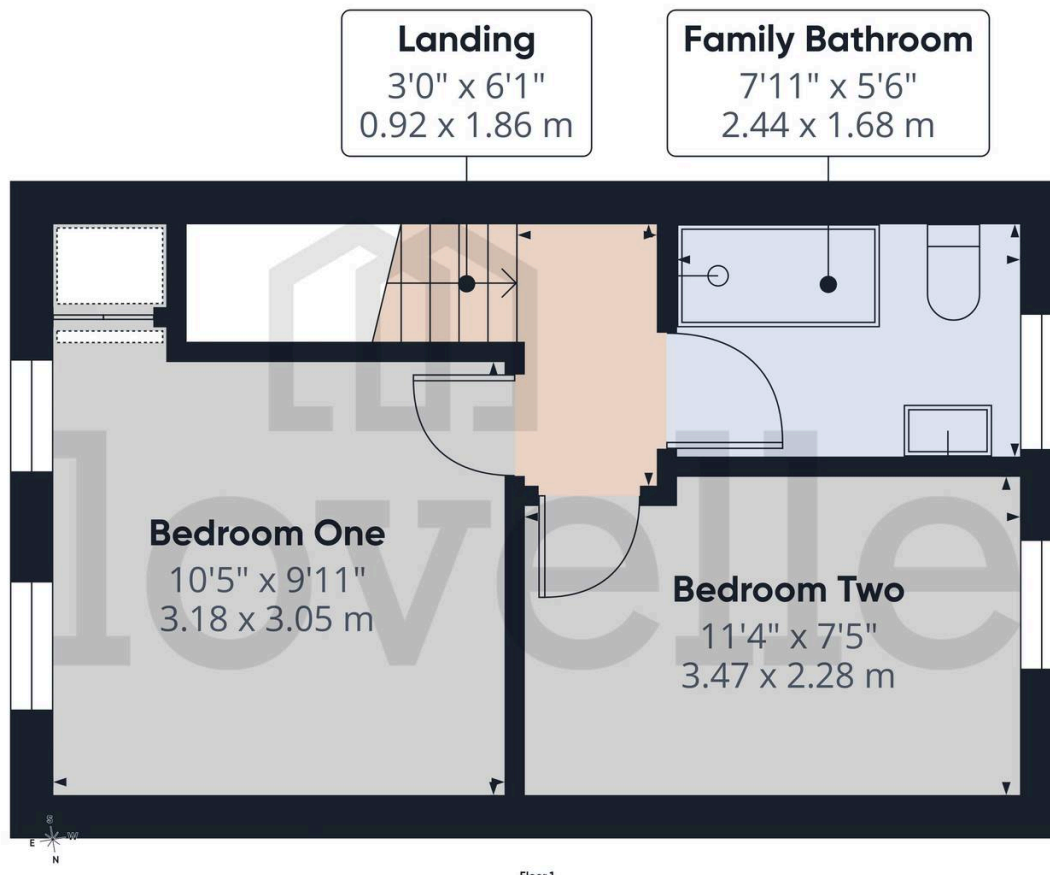
9 ft²
0.9 m²

(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.

GIRAFFE 360



Approximate total area⁽¹⁾

249 ft²
23.2 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.

GIRAFFE 360



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Lovelle Estate Agency

9 King Street, Barton-upon-Humber - DN18 5ER

01652 636587 • barton@lovelle.co.uk • www.lovelle.co.uk/estate-agents-and-letting-agents/branch/barton-upon-humber/

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