



Western Drive, Barton-upon-Humber, North Lincolnshire

Offers over £240,000





  
lovelle

## Key Features

- **\*\*NO CHAIN\*\***
- Extended Detached Bungalow
- Desirable Location
- Total Floor Area: 84 Square Metres
- Spacious Garden - Approx. 0.23 Acre Plot
- Living Room
- Kitchen Diner
- Conservatory
- Three Double Bedrooms
- Shower Room
- Enclosed Rear Garden
- Driveway & Garage
- EPC rating D





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## DESCRIPTION

**\*\*NO CHAIN\*\***

An extended detached bungalow in the well-regarded location of Western Drive, off Westfield Road.

The spacious accommodation includes a bright living room, and a dining kitchen fitted with bespoke oak-finished units. There is a double-glazed conservatory with an outlook onto the rear garden, three double bedrooms and a shower room (with potential to be refitted as a bathroom if preferred). There are spacious mature gardens, which include lawns, decorative borders, shrubs and orchard trees.

A private driveway provides off-street parking and access to the garage.

**VIEWING HIGHLY RECOMMENDED!**



## FLOORPLAN



**Western Drive, Barton-upon-Humber, North  
Lincolnshire**

**TENURE**

The Tenure of this property is Freehold.

**COUNCIL TAX**

Band C

**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		
69-80	C		69 C
55-68	D	60 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.

**ENTRANCE PORCH**

With glazed double doors and a side window.

**HALLWAY** 1.35m x 5.4m (4'5" x 17'8")

Entered via a fully glazed door from the porch. Doors to all principal rooms.

**LIVING ROOM** 3.63m x 4.97m (11'11" x 16'4")

Feature fireplace with provision for an open fire.

Windows to the front and side elevations.

**KITCHEN DINER** 3.34m x 3.56m (11'0" x 11'8")

Range of bespoke wall and base units with laminate work surfaces and tiled splashbacks. Freestanding electric cooker with a four ring hob. Stainless steel sink and drainer. Plumbing for a washing machine or dishwasher.

Double glazed uPVC door and a window to the conservatory.

**CONSERVATORY** 2.99m x 4.39m (9'10" x 14'5")

Double glazed with a polycarbonate roof. Offering views of the rear garden and excellent for relaxing in or entertaining guests.

**STORE ROOM** 1.8m x 3.06m (5'11" x 10'0")

**BEDROOM ONE** 3.38m x 3.58m (11'1" x 11'8")

Full-width bank of fitted bedroom furniture including wardrobes and storage drawers. Window to the rear elevation providing views of the garden.  
(Free-standing dressing table available through a separate transaction)

**BEDROOM TWO** 3.64m x 3.32m (11'11" x 10'11")

Window to the front elevation and a full-height storage cupboard.

**BEDROOM THREE** 2.6m x 4.4m (8'6" x 14'5")

Window to the rear elevation.

**SHOWER ROOM** 1.93m x 2.35m (6'4" x 7'8")

Three piece suite comprising of a shower cubicle with a Mira Event power shower unit, pedestal wash basin and a close-coupled WC. Airing cupboard containing the hot water cylinder with immersion heater.

Window to the rear elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Predominantly laid to lawn with an ivy-covered brick wall to the front. A driveway provides off-street parking and access to the garage.

### **INTEGRAL GARAGE 2.65m x 4.41m (8'8" x 14'6")**

Remote controlled electric garage door, and lighting.

### **CONSERVATORY-STYLE OUTBUILDING**

Attached at the rear of the storage room.

### **REAR ELEVATION**

The substantial rear garden is enclosed by timber fencing. It includes a lawn, a patio area and established trees and shrubs. The central part of the garden, previously used as a vegetable plot, is currently grassed over. There is an orchard area to the rear with mature apple and plum trees. Two timber garden sheds.

### **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 - 15 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 35 Mbps (download speed), 6 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

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

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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 £24.00 (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.

