

Hedgerow Close, Barrow-upon-Humber

North Lincolnshire

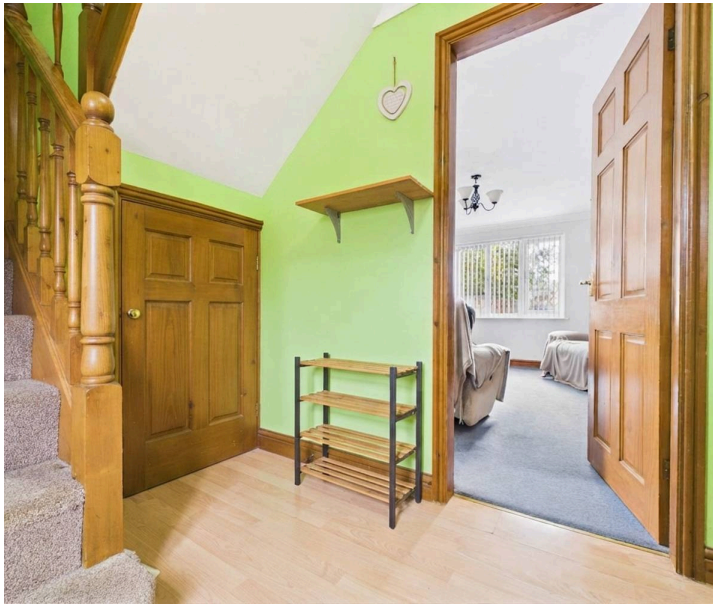
Offers Over £210,000

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Digitally Altered







Hedgerow Close

Barrow-upon-Humber

A substantial semi-detached home with a driveway on a quiet cul-de-sac. Ready for new owners to put their stamp on it.

Opening with a spacious hallway with understairs storage. Further on, there is a fully equipped kitchen. Not to forget, the cosy living room with the adjacent dining room. Creating the perfect space to entertain guests and family. Finished with a conservatory overlooking the rear garden. While the first floor offers three bedrooms and a family bathroom.

Externally having an enclosed rear garden with a patio area.

Viewing of this home is highly recommended!

- Total Floor Area:- 82 Square Metres
- Fully Equipped Kitchen
- Living Room
- Dining Room
- Conservatory
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway
- Quiet Cul-De-Sac

BROADBAND TYPE:

Standard - 15 Mbps (download speed), 1 Mbps (upload speed),

Superfast - 70 Mbps (download speed), 15 Mbps (upload speed),

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

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.













ENTRANCE
6' 11" x 3' 3" (2.12m x 1.00m)
Entered through a half glazed UPVC door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Handy storage cupboard.

KITCHEN
10' 1" x 10' 0" (3.08m x 3.04m)
Range of wall and base units with contrasting work surfaces and tiled splashbacks. Freestanding electric cooker with a four ring hob and an extraction canopy over. White composite sink and drainer with a swan neck mixer tap. Integral fridge freezer and plumbing for a washing machine and dishwasher. Window to the front elevation.

LIVING ROOM
12' 4" x 14' 6" (3.75m x 4.43m)
Open and airy with an archway to the dining room. Finished with a feature Adam style fireplace, perfect for those cold winter evenings. Window to the rear elevation.

DINING ROOM
7' 11" x 11' 1" (2.42m x 3.39m)
Great space for entertaining guests and family. Double opening French doors to the conservatory.

CONSERVATORY
8' 0" x 8' 10" (2.43m x 2.69m)
Constructed on a low-rise brick wall and fully double glazed. Double opening French doors to the rear garden.

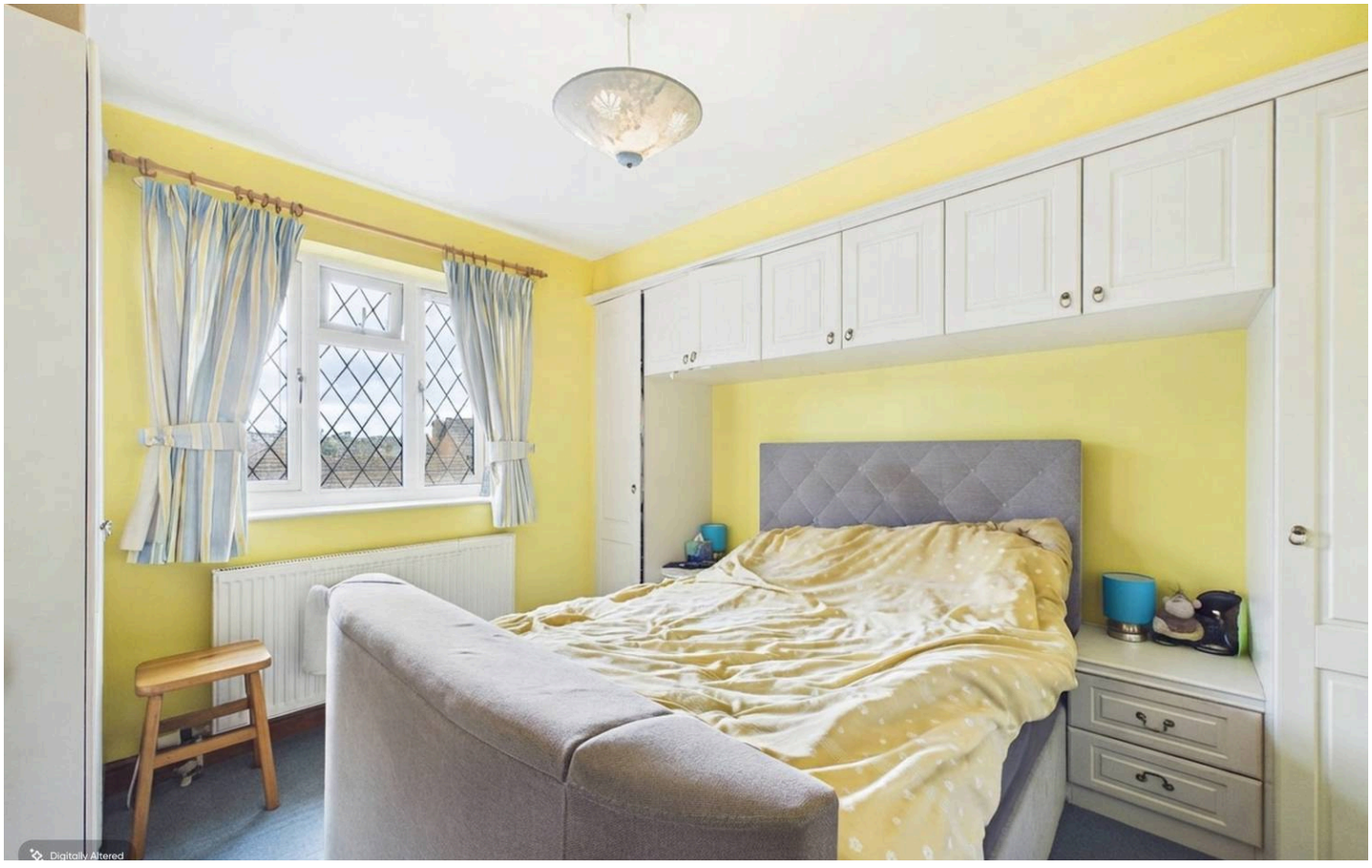
FIRST FLOOR ACCOMMODATION:
3' 11" x 13' 9" (1.20m x 4.18m)

BEDROOM ONE
10' 8" x 11' 1" (3.24m x 3.37m)
Fitted bedroom furniture incorporating multiple wardrobes and chests of drawers. Window to the rear elevation.

BEDROOM TWO
Fitted bedroom furniture incorporating a wardrobe and storage cupboards. Window to the front elevation.

BEDROOM THREE
9' 7" x 7' 3" (2.93m x 2.20m)
Fitted bedroom furniture incorporating a wardrobe and storage cupboards. Window to the rear elevation.

FAMILY BATHROOM
6' 4" x 6' 11" (1.92m x 2.12m)
White three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and a chrome effect towel rail radiator. Window to the side elevation.









FRONT GARDEN

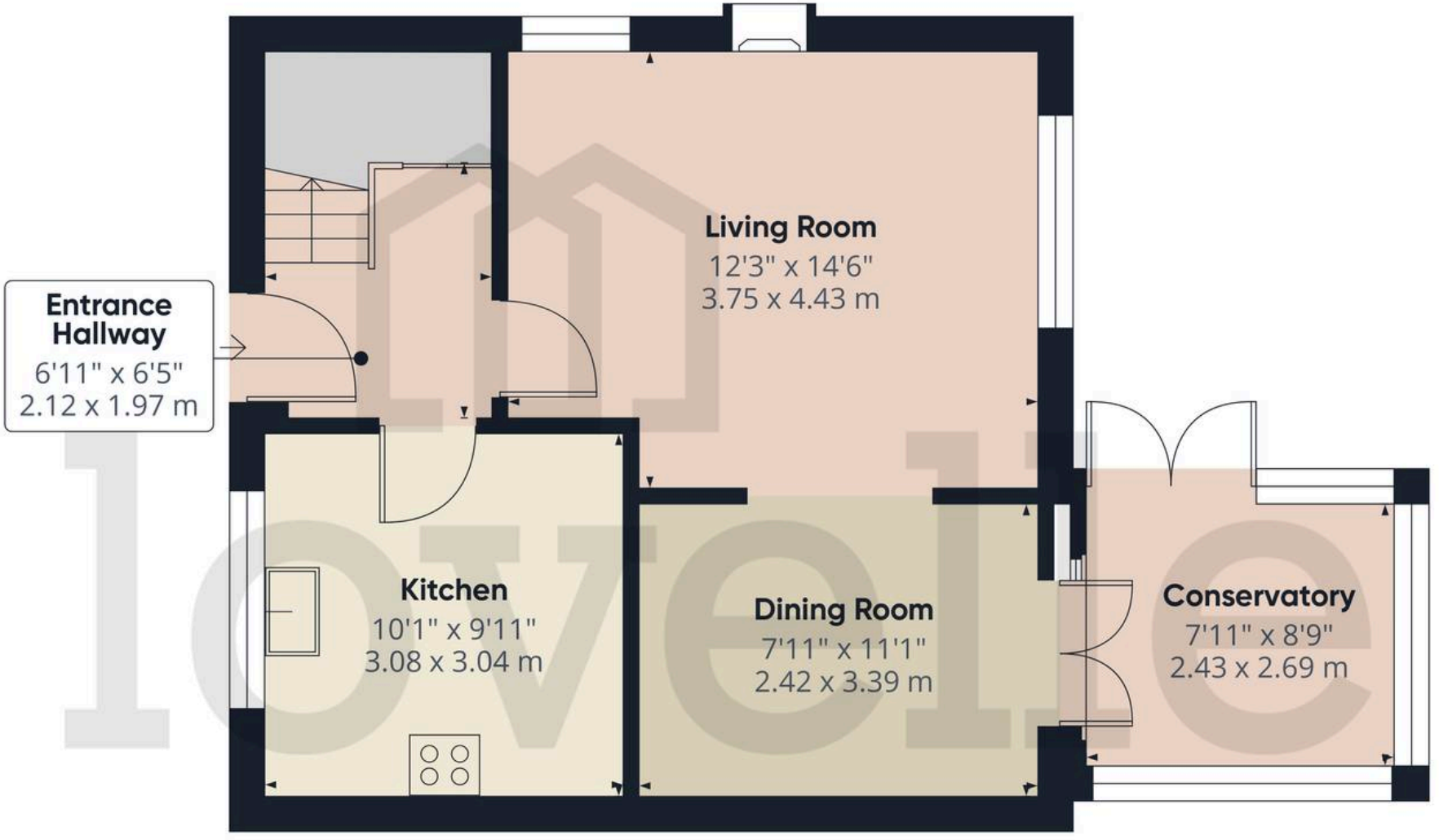
Laid to gravel with a driveway providing ample off-street parking for multiple vehicles. Gated access to the rear garden.

REAR GARDEN

Predominantly laid to lawn with a patio area, perfect for outdoor entertaining. Fully enclosed by wooden fencing. Finished with a timber constructed garden shed.

DRIVEWAY

3 Parking Spaces



Approximate total area(1)

509 ft²

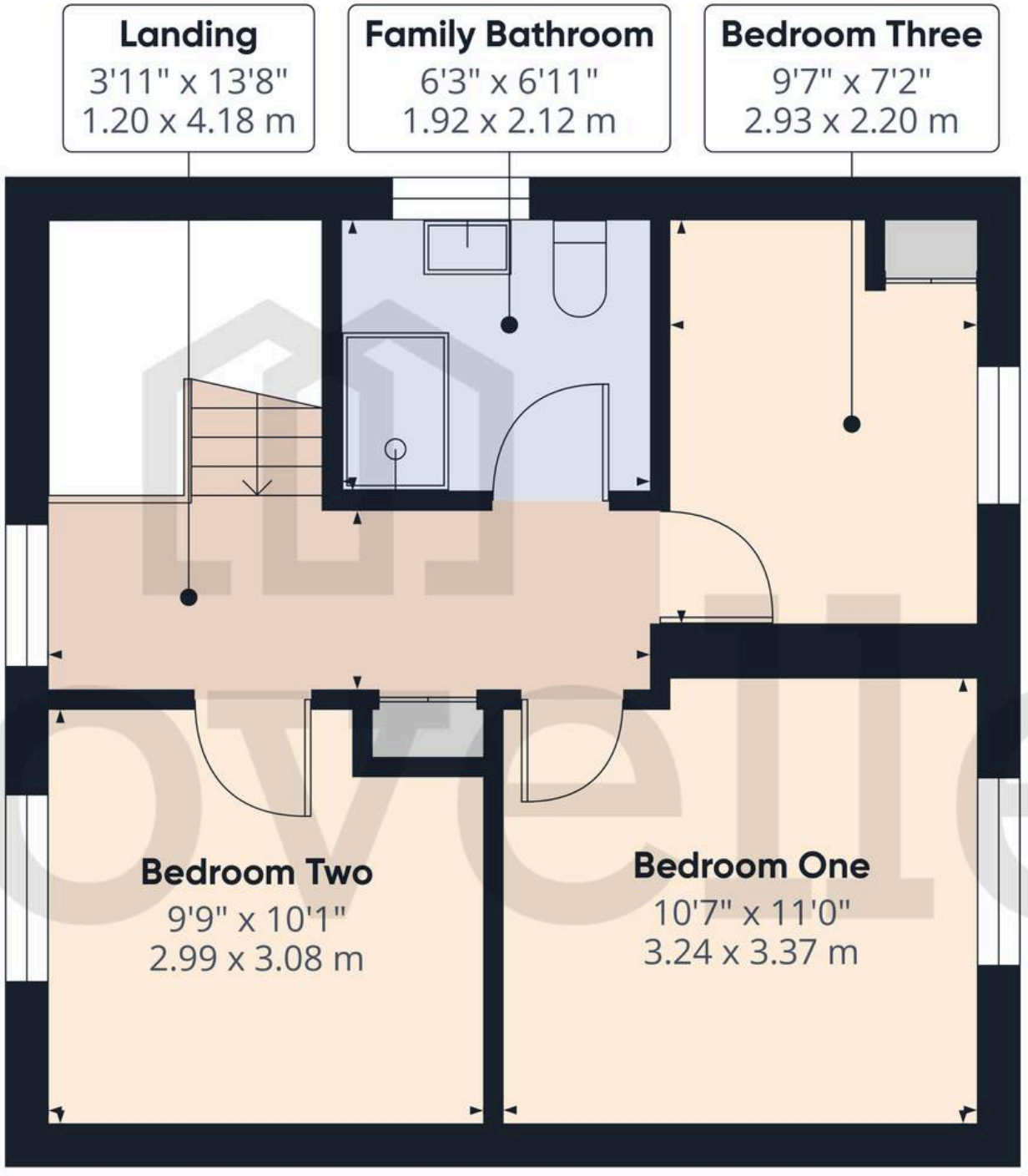
47.3 m²

(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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Ground Floor



Floor 1

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Approximate total area(1)

383 ft²

35.6 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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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

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

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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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