



Townside, East Halton, North Lincolnshire

£153,000



  
lovelle



lovelle

## Key Features

- Total Floor Area:- 73 Square Metres
- Living Room
- Kitchen Diner
- Utility Room
- Two Bedrooms
- Downstairs Bathroom
- Enclosed Rear Garden
- Countryside Location
- EPC rating D





---

## DESCRIPTION

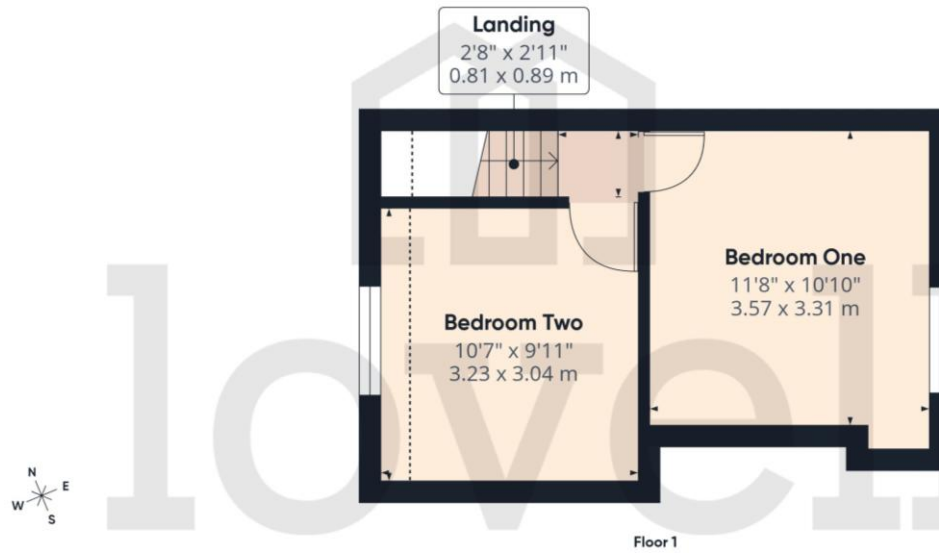
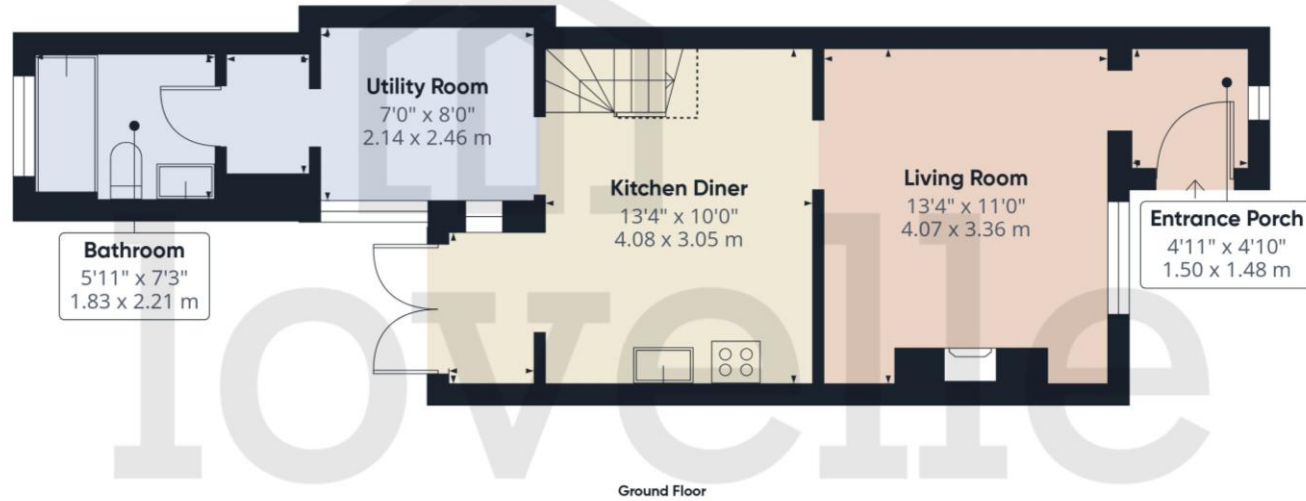
A charming countryside cottage, waiting for someone new to move in and put their own stamp on it.

Don't miss the opportunity to acquire this two bedroom home. Incorporating a fully equipped kitchen diner with an adjacent utility room and downstairs bathroom. Adding convenience and versatility to the property. Not to forget the living room, perfect to relax in or receive guests. Finished by a fully enclosed rear garden with multiple seating areas and a pond.

Viewing of this home is a must!



## FLOORPLAN



## Townside, East Halton, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band A

### 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		79 C
55-68	D	66 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.

Follow us on:



**ENTRANCE** 1.5m x 1.48m (4'11" x 4'11")

Entered through a half glazed UPVC door into the porch.  
Window to the front elevation and an archway to the living room.

**LIVING ROOM** 4.07m x 3.36m (13'5" x 11'0")

Bright and airy room with a window to the front elevation. Finished with an Adam style fireplace surround housing an open grate fire, adding charm to this property.

**KITCHEN DINER** 4.08m x 3.05m (13'5" x 10'0")

Range of wall and base units in a sage finish with contrasting work surfaces and upstands. Undermount stainless steel sink with a 4-in-1 mixer tap (hot, cold, boiling and filtered water). Integral eye level microwave and a double oven, four ring hob with an extraction canopy over. Space for a tall fridge freezer. Finished with a dining area.  
Staircase to the first floor accommodation.

**UTILITY ROOM** 2.14m x 2.46m (7'0" x 8'1")

Range of wall and base units in a sage finish with contrasting work surfaces. Integral dishwasher, plumbing for a washing machine and space for a tumble dryer.  
Two windows to the side elevation.

**BATHROOM** 1.83m x 2.21m (6'0" x 7'4")

Three piece suite incorporating a bathtub with a mixer tap and a shower over, push button WC and a vanity hand wash basin with a mixer tap.  
Decorative tiles throughout and a window to the rear elevation.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 3.57m x 3.31m (11'8" x 10'11")

Window to the front elevation.

**BEDROOM TWO** 3.23m x 3.04m (10'7" x 10'0")

Window to the rear elevation.

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

Surrounded by a low rise brick wall and fully block paved.

**REAR ELEVATION**

Spacious rear garden with a manicured lawn and multiple seating areas. Fully enclosed by fencing and adorned with mature shrubbery and colourful plantings. Finished with a timber constructed garden shed and a pond.

**LOCATION**

The village of East Halton is approximately seven miles from Barton-upon-Humber and only three miles away from Thornton Abbey and the Railway Station where trains run to Habrough, Grimsby, Cleethorpes, Barton-upon-Humber and connect with a bus to Hull. Alternatively, driving five miles direct to Habrough Railway Station enables connections to main line routes, i.e. Doncaster for London, Grimsby and Cleethorpes. This historic village dates back to the 17th Century and has various amenities including a Primary School, Public House, Village Hall, Churches and Corner Shop with Post Office.

**BROADBAND TYPE**

Standard- 14 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 1000 Mbps (upload speed).

**MOBILE COVERAGE**

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

\*

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.

