



Cornhill Drive, Barton-Upon-Humber
North Lincolnshire

Offers Over £250,000


lovelle





Cornhill Drive

Barton-Upon-Humber

****NO CHAIN****

Generous corner plot in a quiet, convenient location of Barton-upon-Humber.

Approaching this property, you are greeted by a lawned front garden and a garage with a spacious driveway offering ample off-street parking. Once inside, the bright, welcoming hallway invites you to explore deeper. On the left are the dining room and adjoining lounge, creating great spaces to receive and entertain guests in. While on the right - a spacious kitchen and a utility room. Not to forget, the downstairs WC and cloakroom, adding versatility and convenience to the property. While the first floor offers four bedrooms and a family bathroom.

To the rear, is a fully enclosed garden adorned with mature plants, seating areas and a manicured lawn. Finished with evergreen hedging, offering privacy from surrounding properties.

Viewing highly recommended!



- ****NO CHAIN****
- **Total Floor Area:- 137 Square Metres**
- **Spacious Loung**
- **Kitchen & Dining Room**
- **Utility Room, WC & Cloakroom**
- **Four Bedrooms**
- **Family Bathroom**
- **Enclosed Rear Garden**
- **Garage & Driveway**

BROADBAND TYPE:

Standard- 16 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 59 Mbps (download speed), 10 Mbps (upload speed),

Ultrafast- 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE PORCH

8' 0" x 4' 3" (2.43m x 1.30m)

Entered through double glazed patio doors into the porch.
Wooden door to the hallway.

KITCHEN

11' 5" x 10' 5" (3.47m x 3.17m)

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with hot and cold water taps. Freestanding four ring cooker with a double oven. Window to the front elevation.

DINING ROOM

13' 0" x 9' 10" (3.97m x 2.99m)

Double opening doors to the lounge and windows to the front elevation.

LOUNGE

20' 3" x 10' 9" (6.17m x 3.28m)

Mid-century modern fireplace with an open flame fire.
Window and sliding patio doors to the rear elevation.

UTILITY ROOM

6' 8" x 18' 0" (2.03m x 5.49m)

Plumbing for a washing machine and space for further appliances. Window and a half glazed UPVC door to the side elevation, further half glazed UPVC door to the rear elevation.

WC

5' 4" x 2' 10" (1.62m x 0.87m)

Two piece suite incorporating a low flush WC and a wall mounted wash hand basin with hot and cold water taps.
Window to the side elevation.

CLOAKROOM

2' 9" x 2' 9" (0.84m x 0.83m)





FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

9' 8" x 13' 11" (2.95m x 4.23m)

Window to the rear elevation and storage cupboards.

BEDROOM TWO

11' 1" x 11' 1" (3.37m x 3.38m)

Window to the front elevation. Storage cupboards.

BEDROOM THREE

8' 2" x 11' 1" (2.48m x 3.37m)

Window to the rear elevation. Storage cupboard.

BEDROOM FOUR

11' 6" x 8' 7" (3.50m x 2.62m)

Window to the front elevation.

FAMILY BATHROOM

5' 5" x 8' 0" (1.64m x 2.44m)

Three piece suite incorporating a bathtub with a shower over and a mixer tap, pedestal wash hand basin with hot and cold water taps and a low flush WC. Window to the side elevation and tiles throughout.







FRONT GARDEN

Partially enclosed by evergreen hedging with a lawn. Finished with a driveway and access to the garage and rear garden.

REAR GARDEN

Predominantly laid to lawn and Fully enclosed by fencing and evergreen hedging. Adorned with mature trees and plantings. With a patio area, making it perfect for outdoor entertaining family and friends.

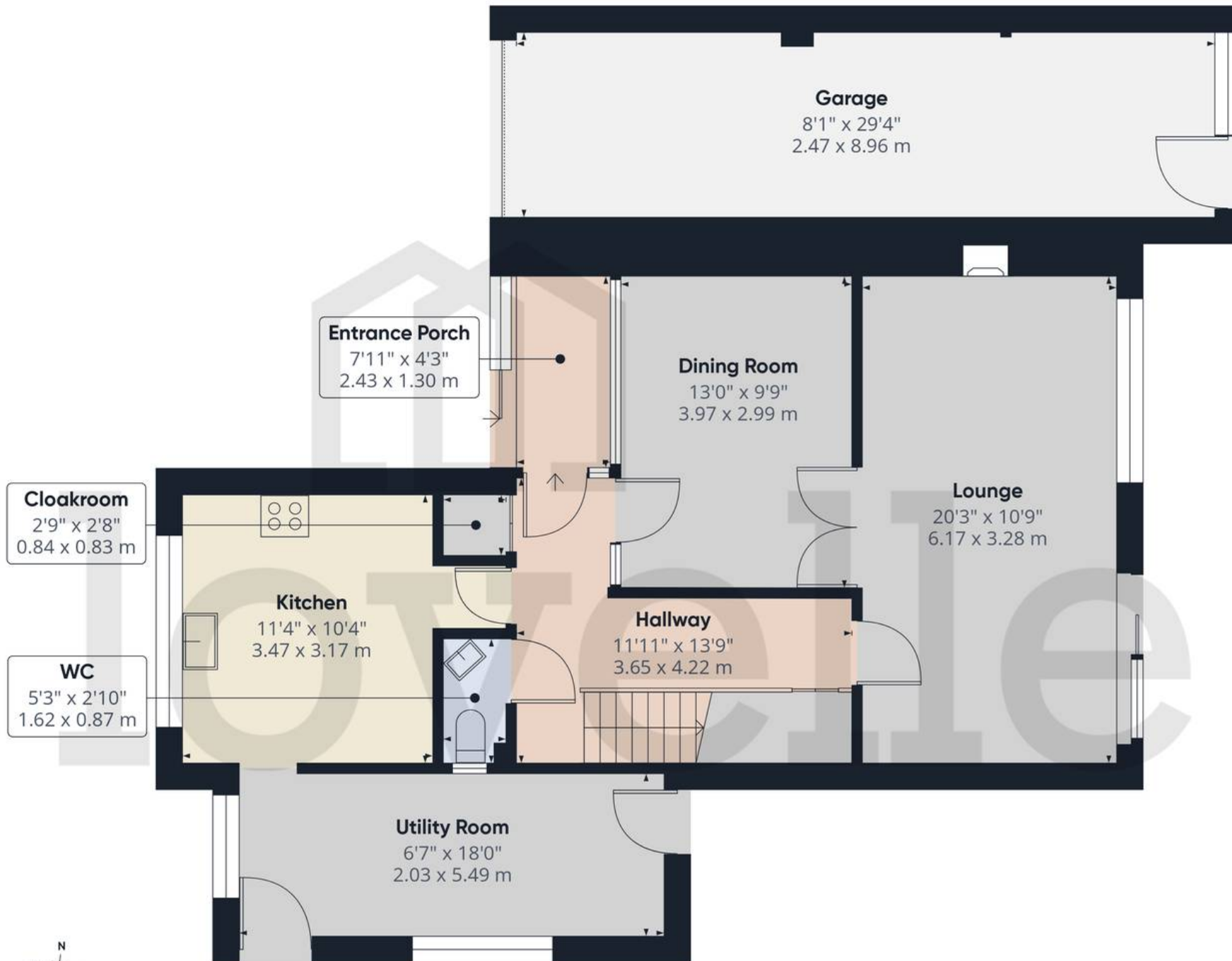
GARAGE

Double Garage

Electric garage door, power and lighting.

DRIVEWAY

2 Parking Spaces



Ground Floor

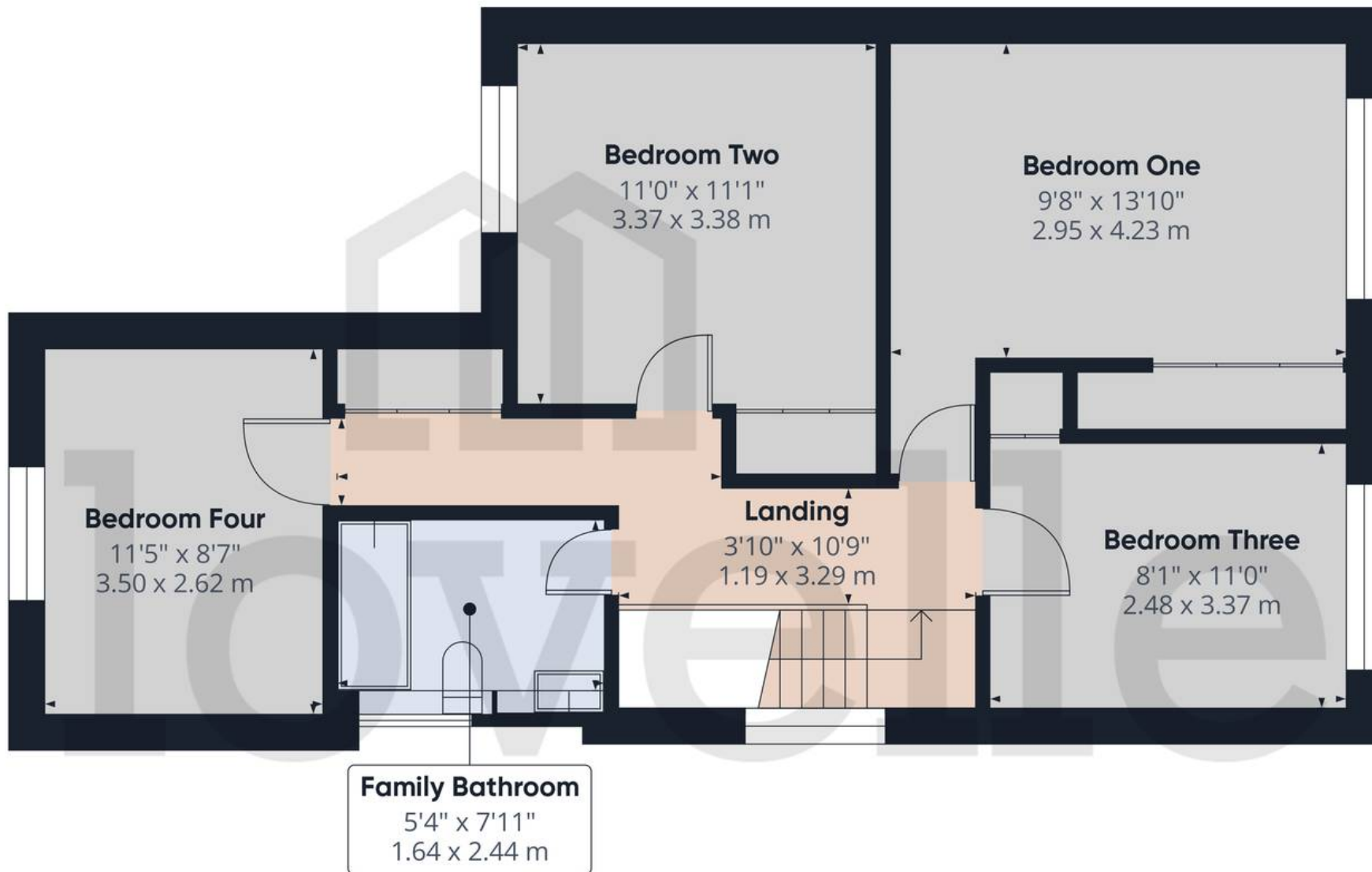
Approximate total area⁽¹⁾

1011 ft²
93.8 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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Approximate total area⁽¹⁾

620 ft²

57.7 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.

GIRAFFE360



Floor 1

*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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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.



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