



Barton Street, Barrow-upon-Humber, North Lincolnshire

Offers over £290,000





lovelle

Key Features

- ****NO CHAIN****
- Total Floor Area: 68 Square Metres
- Recently Renovated
- Contemporary Living Room
- Modern Kitchen Diner
- Three Bedrooms
- Stylish Bathroom
- Home Office (Air Conditioning System)
- Enclosed Front and Rear Gardens
- Detached Garage & Ample Driveway
- EPC rating D





DESCRIPTION

Enjoying a central village location is this detached bungalow. Having been recently renovated to a high standard and is on the market looking for new owners.

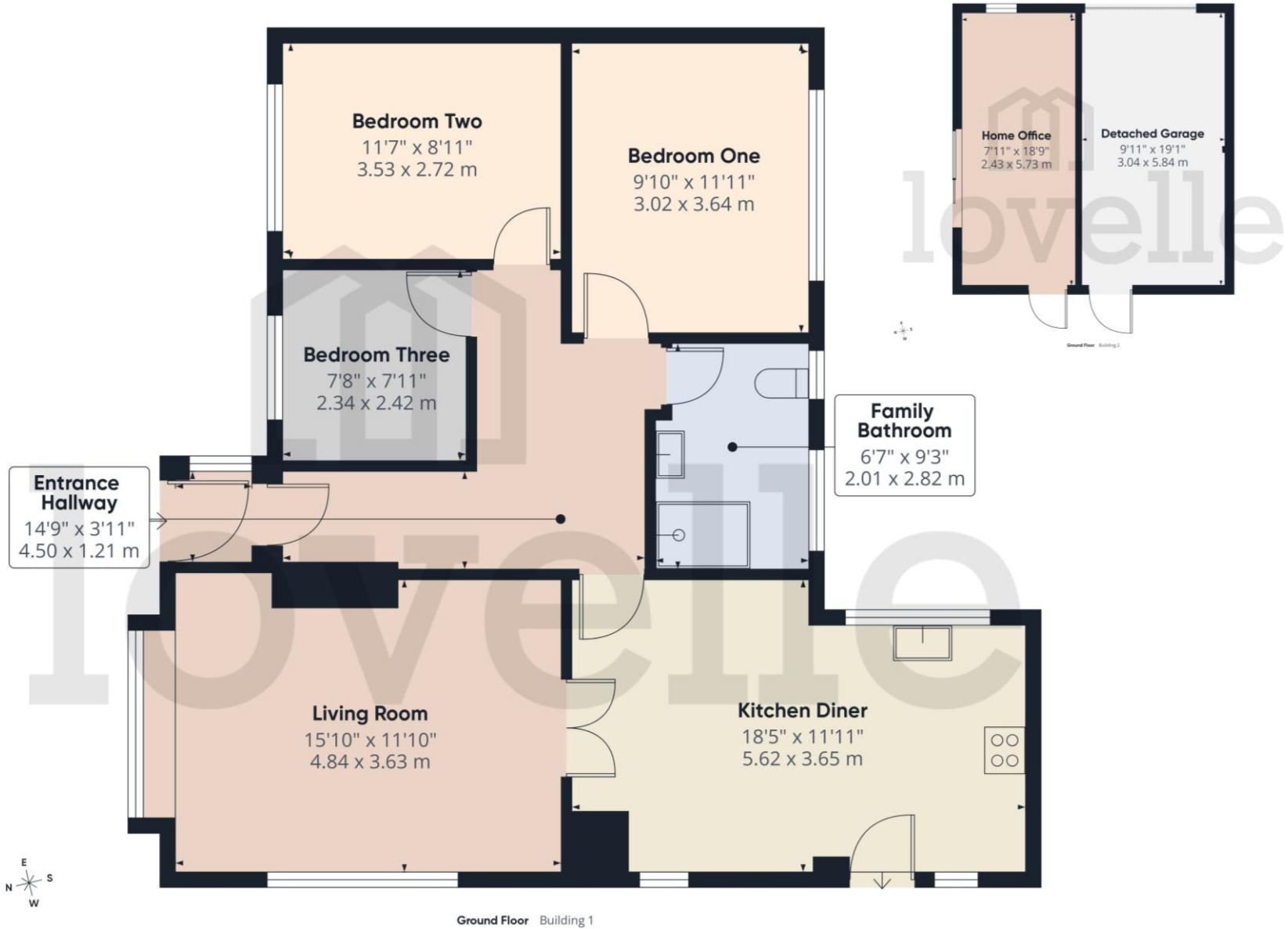
The generously proportioned home opens with a spacious hallway with doors to the right taking you into a modern kitchen diner with double opening French doors to the contemporary living room. Making it a great space to entertain or receive guests in. Further on, there are three bedrooms with all benefitting from a stylish family bathroom.

Finishing this property are the front and rear gardens. Fully enclosed by evergreen hedging and fencing with multiple seating areas. Fully laid to lawn with mature trees and shrubbery adorning the boundary and offering ample off-street parking. While the handy home office and detached garage offer endless possibilities.

VIEWING IS A MUST!



FLOORPLAN



Barton Street, Barrow-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		73 C
55-68	D	65 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.

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ENTRANCE 4.5m x 1.21m (14'10" x 4'0")

Entered through a fully glazed UPVC door into the porch. Door to the hallway and further doors to all principal rooms.

KITCHEN DINER 5.62m x 3.65m (18'5" x 12'0")

Range of contemporary wall and base units in a grey gloss finish with contrasting work surfaces and upstands. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Inset electric double oven and an induction hob with an extraction canopy over. Integral fridge freezer, dishwasher and a washing machine. Finished with a dining area. Doors to the living room.

Windows to the side elevations and a fully glazed UPVC door to the side elevation.

LIVING ROOM 4.84m x 3.63m (15'11" x 11'11")

Bright and airy room with an Adam style fireplace surround housing an electric fire.

Dual aspect with windows to the side and front elevation.

BEDROOM ONE 3.02m x 3.64m (9'11" x 11'11")

Window to the rear elevation.

BEDROOM TWO 3.53m x 2.72m (11'7" x 8'11")

Window to the front elevation.

BEDROOM THREE 2.34m x 2.42m (7'8" x 7'11")

Window to the front elevation.

FAMILY BATHROOM 2.01m x 2.82m (6'7" x 9'4")

Three piece suite incorporating a walk-in shower with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative waterproof panelling throughout and two windows to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Predominately laid to lawn with a driveway to the side offering ample off-street parking for multiple vehicles. Access to the detached garage and home office. Finished with a seating area and mature trees and shrubbery surrounding the boundary.

DETACHED GARAGE *3.04m x 5.84m (10'0" x 19'2")*

Power and lighting.

HOME OFFICE *2.43m x 5.73m (8'0" x 18'10")*

Great space to work from or entertain in. Sliding patio doors to the front elevation, fully glazed UPVC door and a window to the side elevations (Benefits from an air-conditioning system)

REAR ELEVATION

Fully paved with mature plantings adorning the boundary.

LOCATION

Barrow-upon-Humber is a highly regarded residential village, with local shops, pub, excellent recreational facilities, a pharmacy, garage, garden centre, a Primary School and Churches. Baysgarth coeducational Secondary School, situated in the market town of Barton upon Humber only a short drive away.

BROADBAND TYPE

Standard - 16 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 76 Mbps (download speed), 17 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

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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.

