



Townside, East Halton, North Lincolnshire

Offers over £320,000

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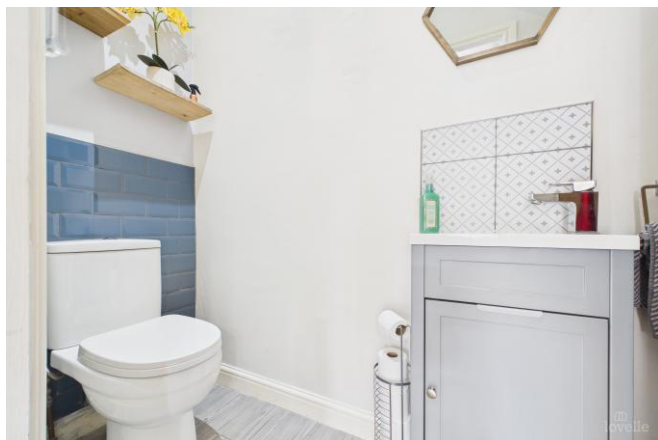

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Key Features

- Total Floor Area: 125 Square Metres
- Family Kitchen
- Spacious Lounge
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Self Contained Annexe
- Ample Parking & Driveway
- Enclosed Rear Garden
- Village Location
- EPC rating E







DESCRIPTION

It is not often we come across such a versatile detached house set within the quiet village of East Halton. Recently renovated and making it a perfect home for a family or someone looking to escape the busy city lifestyle. Not to forget, the versatile annexe, offering endless possibilities.

Approaching, you are greeted by a minimalistic front garden with driveway to the side offering ample off-street parking. Once inside, it opens with a spacious hallway with doors to the lounge and fully equipped family kitchen and the convenient downstairs WC. While the first floor offers three bedrooms and a stylish family bathroom.

To add to the versatility of this home is the self-contained one bedroom annexe.

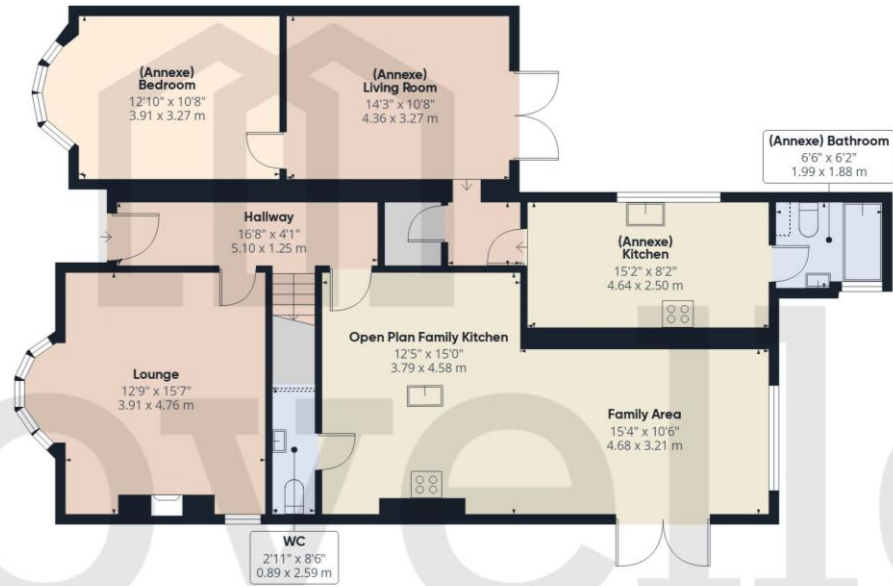
Opening with a bright and airy living room and a fully equipped kitchen. Finished by a double bedroom and a bathroom.

When you are done exploring this home, you find yourself in the rear garden. Fully laid to lawn with mature hedging offering privacy from the surrounding properties. And multiple seating areas offering great spaces to relax or entertain guests and family in.

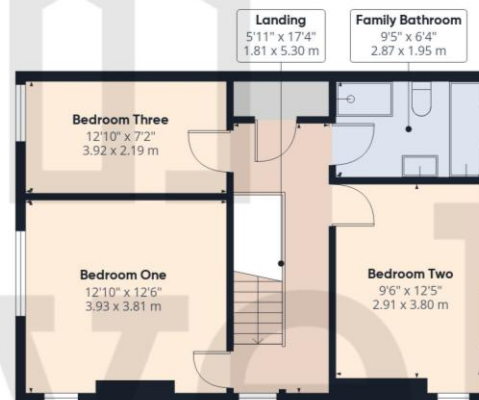
VIEWING HIGHLY RECOMMENDED!



FLOORPLAN



Ground Floor



Floor 1



Townside, East Halton, 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.lovell.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		76 C
55-68	D		
39-54	E	47 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 5.1m x 1.25m (16'8" x 4'1")

Entered through a composite door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE 3.91m x 4.76m (12'10" x 15'7")

Bright and airy room with a feature Adam style fireplace housing an open fire. Perfect for those cold winter evenings. Walk-in bay window to the front elevation and a further window to the side elevation.

OPEN PLAN FAMILY KITCHEN:

KITCHEN 3.79m x 4.58m (12'5" x 15'0")

Comprehensive range of wall and base units in a white finish with contrasting work surfaces and tiled splashbacks. White sink and drainer with a swan neck mixer tap. Integral dishwasher and fridge freezer. Two eye-level ovens and a five ring gas hob with an extraction canopy over. Finished with a breakfast bar.

FAMILY AREA 4.68m x 3.21m (15'5" x 10'6")

Great space to relax and unwind in or receive guests. Double opening French doors and a window to the rear elevation. Roof window.

WC 0.89m x 2.59m (2'11" x 8'6")

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap. Plumbing for a washing machine.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.93m x 3.81m (12'11" x 12'6")

Decorative wall panelling and windows to the front and side elevation.

BEDROOM TWO 2.91m x 3.8m (9'6" x 12'6")

Windows to the side and rear elevation.

BEDROOM THREE 3.92m x 2.19m (12'11" x 7'2")

Decorative wall panelling and window to the front elevation.

FAMILY BATHROOM 2.87m x 1.95m (9'5" x 6'5")

White four piece bathroom suite incorporating a bathtub with a telephone-style shower attachment, shower cubicle with an electric shower over, vanity wash hand basin with a mixer tap and a push button WC. Decorative tiles throughout and a chrome effect towel rail radiator.

Window to the rear elevation.

SELF CONTAINED ANNEXE:

LIVING ROOM 4.36m x 3.27m (14'4" x 10'8")

Bright and airy space with double opening French doors to the patio. Finished with an Adam style fireplace surround.

BEDROOM 3.91m x 3.27m (12'10" x 10'8")

Walk-in bay window to the front elevation.

KITCHEN 4.64m x 2.5m (15'2" x 8'2")

Range of wall and base units with contrasting work surfaces and tiled splashbacks. White sink and drainer with a swan neck mixer tap. Integral oven and a four ring gas hob with an extraction canopy over. Plumbing for a washing machine and space for an under counter appliance.

BATHROOM 1.99m x 1.88m (6'6" x 6'2")

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

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Minimalistic front garden, fully laid to lawn with mature shrubbery and fencing adorning the boundary. Driveway offering ample off-street parking and gated access to the rear of the property.

REAR ELEVATION

Fully enclosed by wooden fencing and mature shrubbery. Making it feel private and cosy. Adorned with a manicured lawn with multiple seating areas and a patio. Calming spaces to unwind in. Finished with a timber constructed garden shed.

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 - 12 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 1000 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.

