Maltkiln Road, Barton-upon-Humber

North Lincolnshire

£145,000

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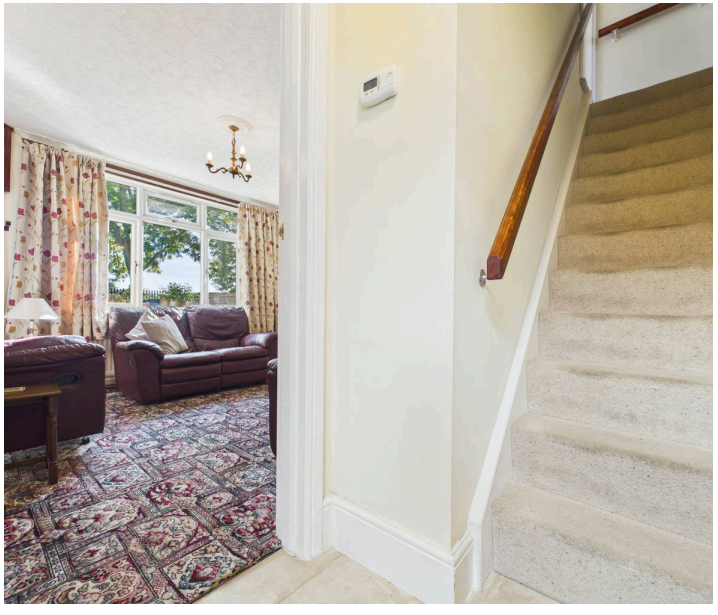


Maltkiln Road

Barton-upon-Humber

NO CHAIN

This semi-detached home is on the market looking for someone new to add their own personal touch.

Approaching this property, you are greeted by a spacious and well maintained front garden. Once inside, the bright hallway invites to explore deeper. The door to the left takes you to the bright lounge. While to the right is a fully equipped kitchen diner, perfect to enjoy with family or receiving friends and guests. Not to forget the utility room and downstairs shower room, adding versatility and convenience to the property. While the first floor offers two bedrooms and a family bathroom.

As you make your way to the rear garden, you are surrounded by colourful plantings and mature shrubbery. Wonderful space to enjoy a moment to yourself. Finished by a detached garage to the rear of the property.

Only by viewing will you fully appreciate this generously proportioned home.

- **NO CHAIN**
- **Total Floor Area:- 91 Square Metres**
- **Spacious Lounge**
- **Kitchen Diner**
- **Utility Room**
- **Shower Room**
- **Two Bedrooms**
- **Family Bathroom**
- **Enclosed Rear Garden**
- **Detached Garage**

BROADBAND TYPE:

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

Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),

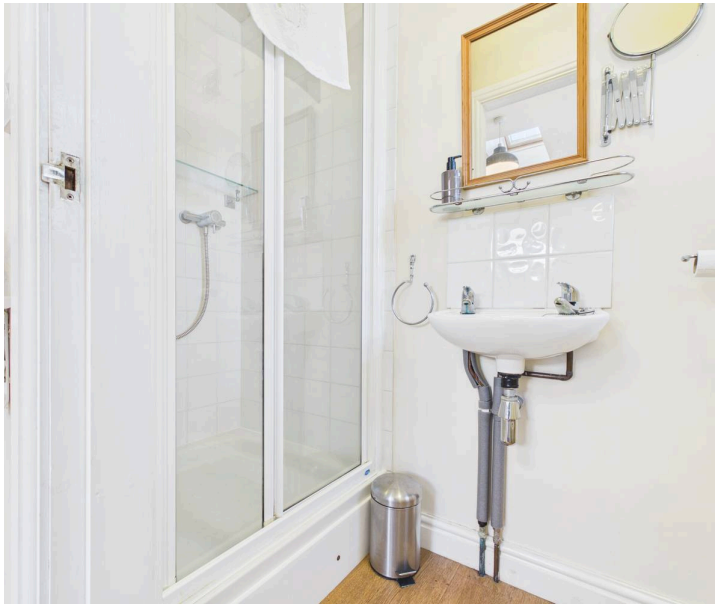
Ultrafast- 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE
4' 4" x 4' 5" (1.31m x 1.34m)
Entered through a half glazed UPVC door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE
12' 3" x 14' 3" (3.74m x 4.35m)
Bright and airy room with a "picture" window to the front elevation.

KITCHEN DINER
15' 3" x 14' 3" (4.66m x 4.34m)
Range of wall and base units with contrasting work surfaces and decorative tiled splashbacks. Composite one and a half bowl sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring gas hob with an extraction canopy over. Two windows to the side elevation and double opening French doors to the utility areas. Finished with a dining area and a handy storage cupboard.

UTILITY ROOM
10' 9" x 8' 7" (3.27m x 2.62m)
Range of base units with a contrasting work surface and tiled splashback. Plumbing for a washing machine and space for a tall fridge freezer. Housing the combination boiler. Window to the side elevation and double opening French doors to the rear garden.

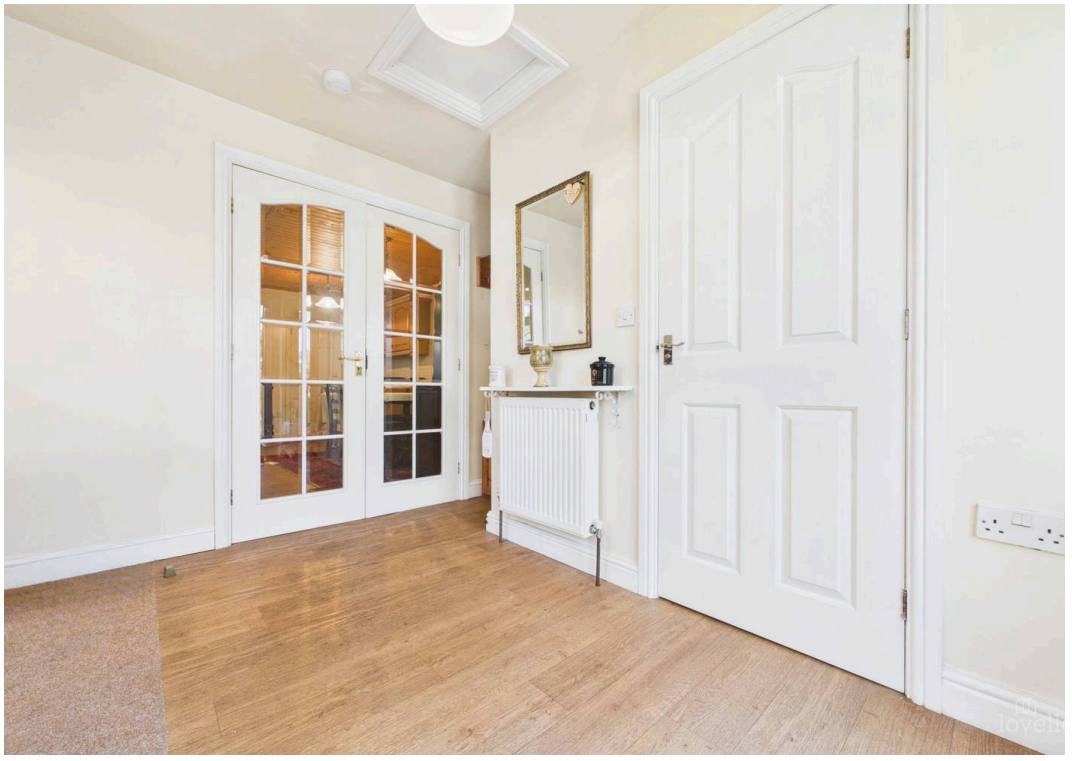
SHOWER ROOM
8' 3" x 3' 0" (2.51m x 0.91m)
Three piece suite incorporating a shower cubicle with a shower over, wall mounted wash hand basin with hot and cold water taps and a push button WC. Window to the rear elevation.

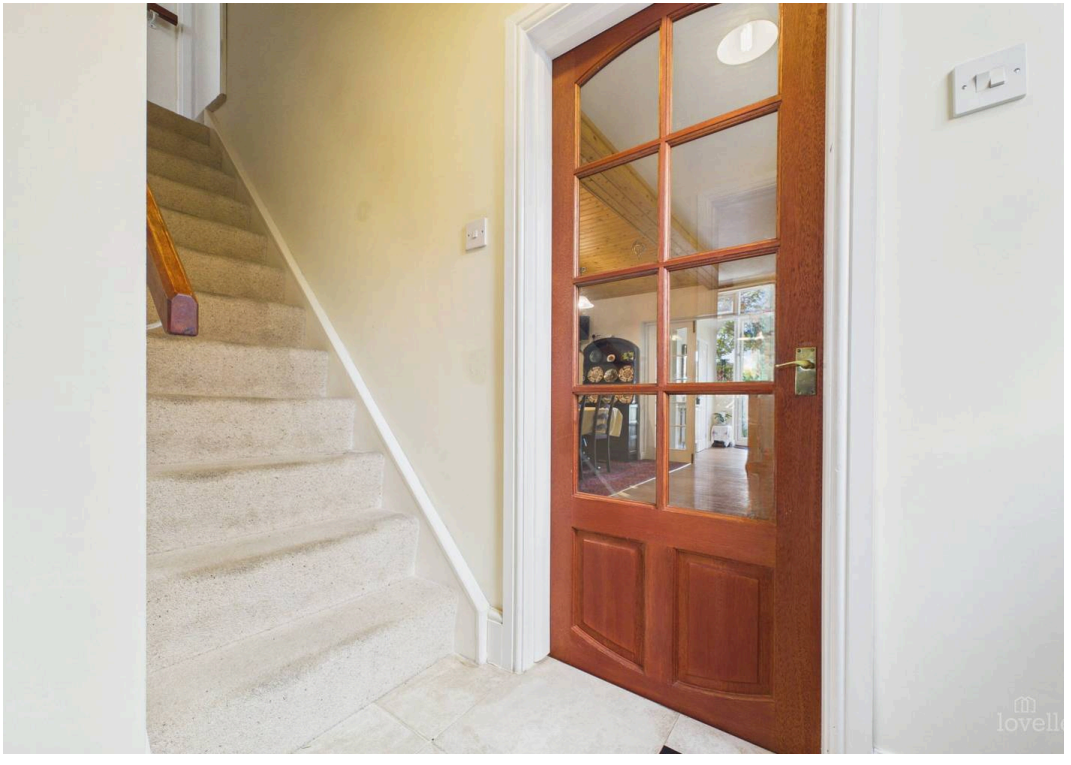
FIRST FLOOR ACCOMMODATION:
2' 10" x 2' 3" (0.87m x 0.69m)

BEDROOM ONE
12' 6" x 11' 0" (3.80m x 3.36m)
"Picture" window to the front elevation. Eaves storage.

BEDROOM TWO
12' 7" x 11' 1" (3.84m x 3.37m)
Fitted bedroom furniture incorporating multiple wardrobes. Window to the rear elevation.

FAMILY BATHROOM
7' 6" x 7' 3" (2.29m x 2.22m)
Three piece suite incorporating a bathtub with hot and cold water taps, pedestal wash hand basin with hot and cold water taps and a low flush WC. Window to the side elevation and decorative tiles to the wet areas. Handy storage cupboard.





FRONT GARDEN

Delightful front garden with mature colourful plantings. Providing privacy from the surrounding properties. Walkway to the side of the property.

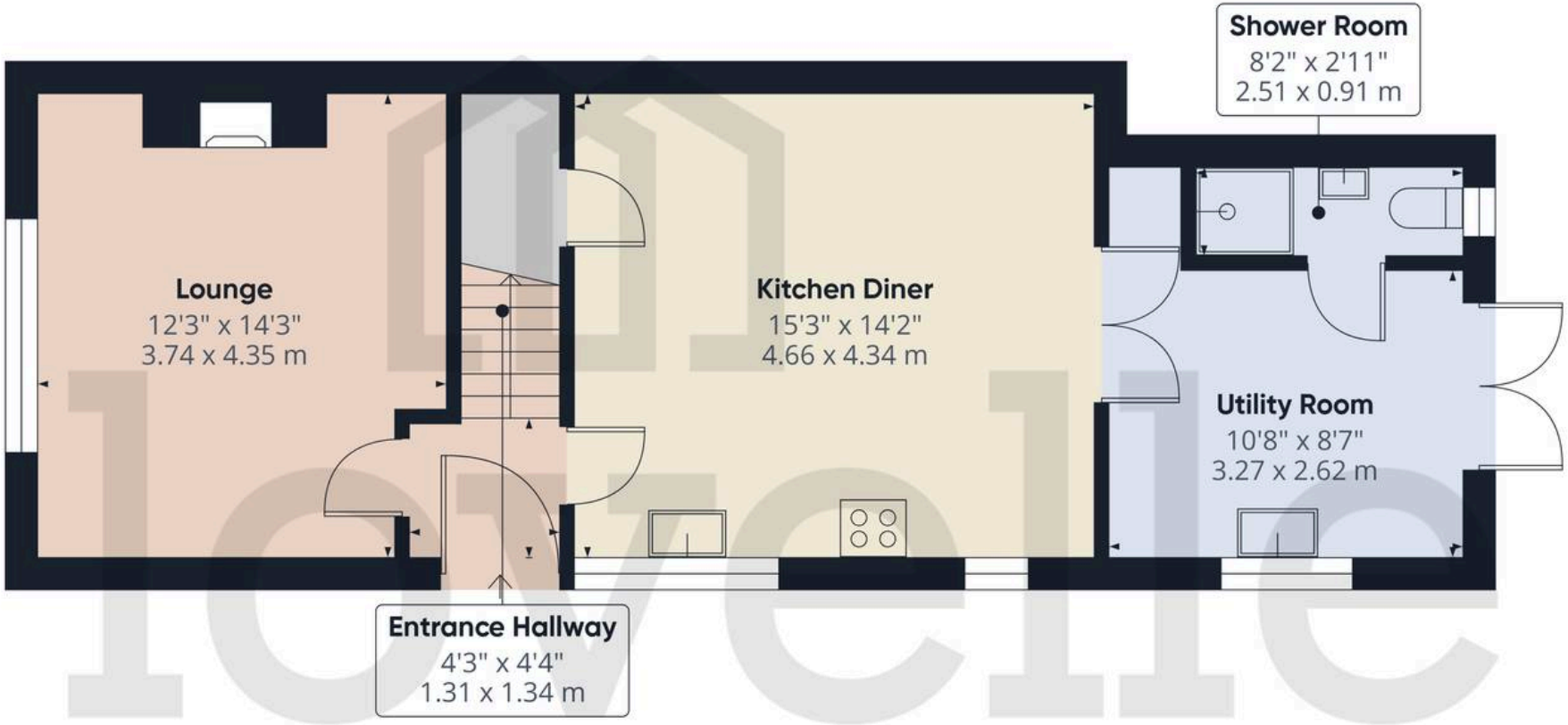
REAR GARDEN

Enclosed by wooden fencing and brick walls. With a patio area, perfect for outdoor entertaining family and friends, or to enjoy a moment in the garden. Finished with a timber constructed garden shed and a detached garage.

GARAGE

Double Garage

Up and over door, power and lighting.



Approximate total area(1)

555 ft²

51.6 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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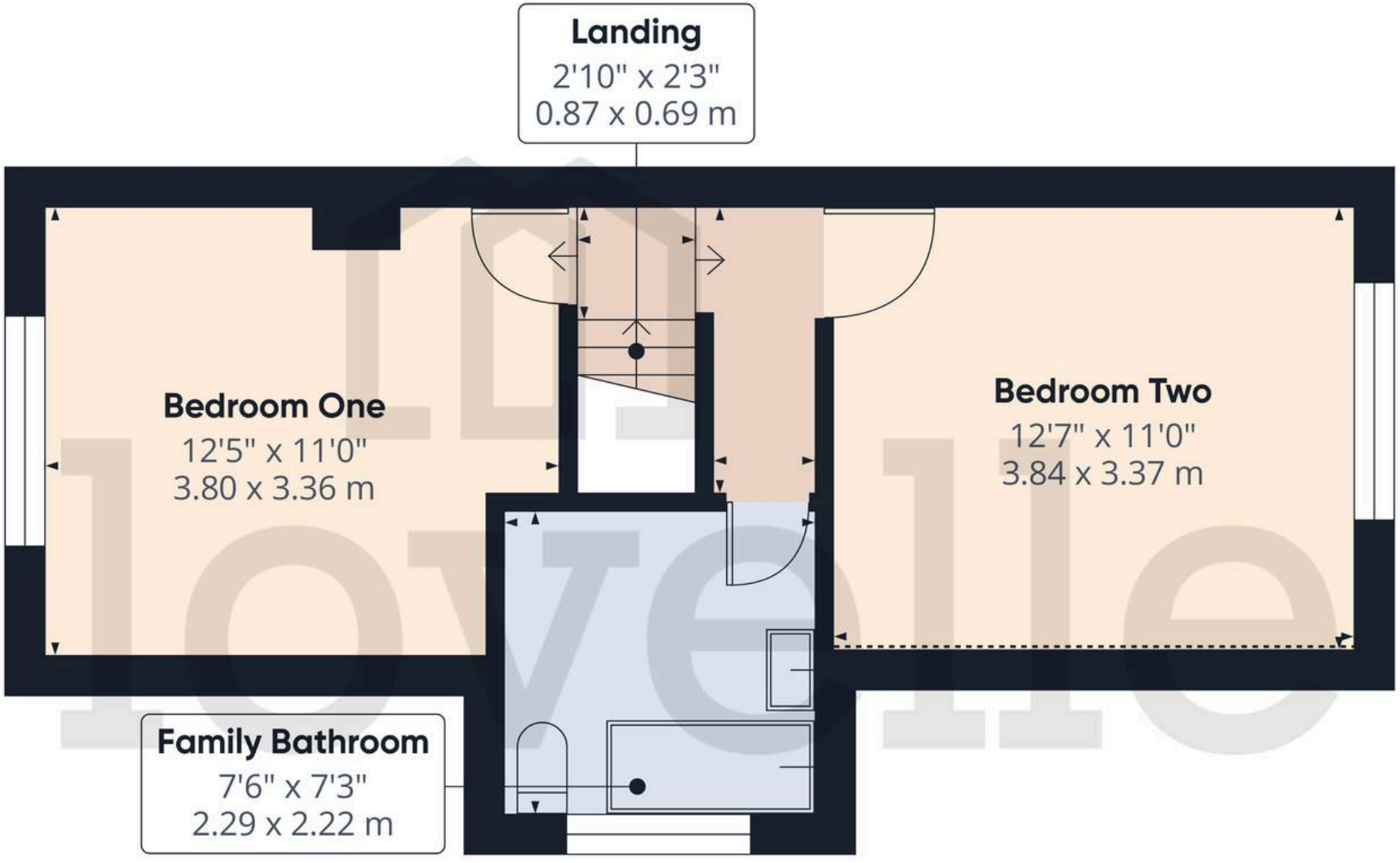
Ground Floor Building 1



Approximate total area(1)

348 ft²

32.4 m²

Reduced headroom

4 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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S E W N

Floor 1 Building 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: A

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.

Lovelle Estate Agency

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