



Hedgerow Close, Barrow-upon-Humber, North Lincolnshire

Offers over £200,000





Key Features

- Total Floor Area:- 78 Square Metres
- Living Room
- Dining Room
- Conservatory
- Fully Equipped Kitchen
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway
- EPC rating C





DESCRIPTION

Set in the serene village of Barrow is this semi-detached family home, looking for new owners to put their own stamp on it.

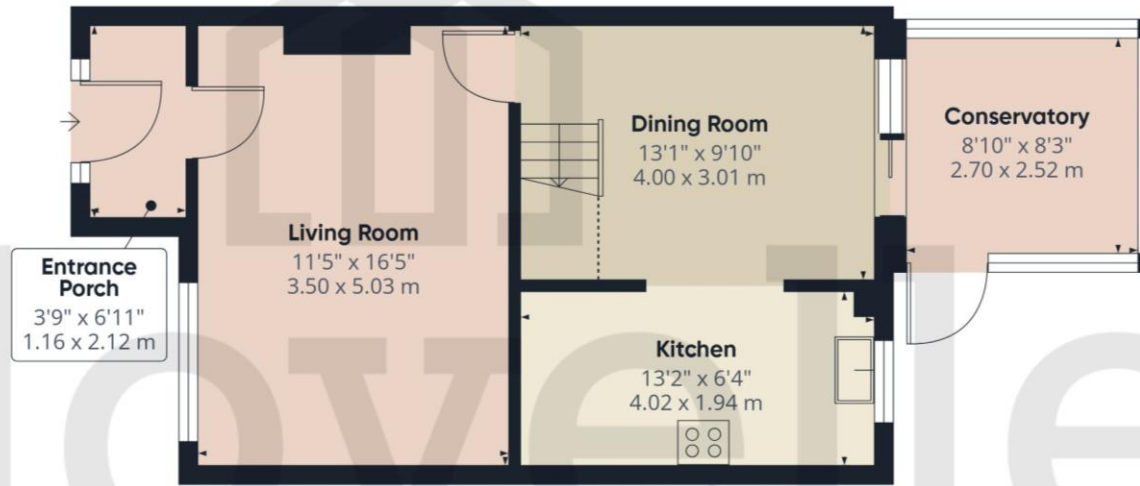
Opening with a spacious front garden and a driveway with gated access through to the rear garden. Once inside, it welcomes you with a bright living room. Great space to receive guests and family in. Further on, the contemporary kitchen with adjacent dining room create the perfect setting for a family or entertaining. Not to forget, the conservatory, offering views of the rear garden. All while the first floor has three bedrooms with all benefitting from a stylish family bathroom.

To finish, is the rear garden. Fully enclosed with multiple seating areas and a handy storage shed.

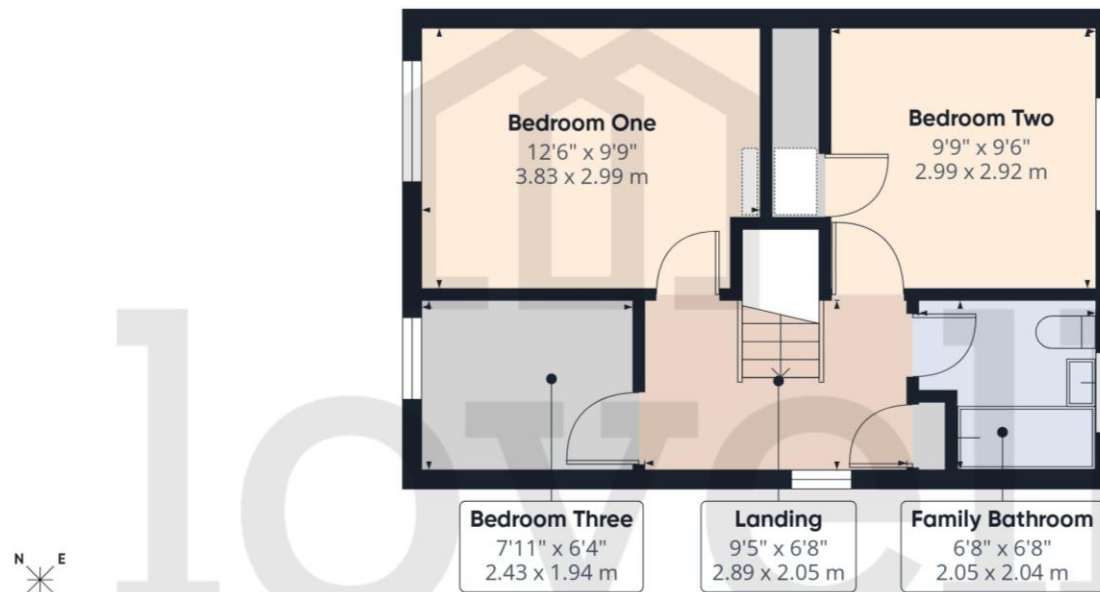
Call us to arrange your viewing today!



FLOORPLAN



Ground Floor



Floor 1

Hedgerow Close, Barrow-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band B

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	74 C	79 C
55-68	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 1.16m x 2.12m (3'10" x 7'0")

Entered through a composite door with sidelights into the hallway.

LIVING ROOM 3.5m x 5.03m (11'6" x 16'6")

Bright and airy room with a feature fireplace, for those cold winter evenings. Window to the front elevation.

DINING ROOM 4m x 3.01m (13'1" x 9'11")

Sliding patio doors opening to the conservatory and a staircase to the first floor accommodation and an archway to the kitchen. Finished with decorative wall panelling.

KITCHEN 4.02m x 1.94m (13'2" x 6'5")

Contemporary range of wall and base units in a royal blue finish with contrasting work surfaces and tiled splashbacks. Inset double oven and a four ring gas hob with an extraction canopy over. Plumbing for a dishwasher and a washing machine. White composite sink and drainer with a swan neck mixer tap.

Window to the rear elevation.

CONSERVATORY 2.7m x 2.52m (8'11" x 8'4")

Constructed on a low-rise brick wall and fully double glazed with a polycarbonate roof. Door to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.83m x 2.99m (12'7" x 9'10")

Fitted bedroom furniture incorporating a double wardrobe.
Window to the front elevation.

BEDROOM TWO 2.99m x 2.92m (9'10" x 9'7")

Window to the rear elevation and a storage cupboard.

BEDROOM THREE 2.43m x 1.94m (8'0" x 6'5")

Window to the front elevation.

FAMILY BATHROOM 2.05m x 2.04m (6'8" x 6'8")

Stylish three piece suite incorporating a bathtub with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and a towel rail radiator.
Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Manicured lawn with a driveway and gated access to the rear of the property. Finished with mature shrubbery

REAR ELEVATION

Fully enclosed garden with multiple seating areas. Laid to gravel and surrounded by mature trees and shrubbery. Finished with a timber constructed garden shed.

LOCATION

Barrow-upon-Humber is a highly regarded residential village, with local shops, two pubs, 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 - 15 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 70 Mbps (download speed), 15 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 £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.

