

Fair Haven - West Marsh Lane, Barrow Haven

North Lincolnshire

Offers Over £250,000

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Digitally Altered







Fair Haven - West Marsh Lane

Barrow Haven, Barrow-Upon-Humber

A GREAT OPPORTUNITY TO OWN THIS 0.35 ACRE PLOT WITH A THREE BEDROOM DETACHED BUNGALOW.

This residence consists of a country style kitchen diner with adjoining conservatory. Adding versatility to the property. Further on, there is a spacious and cosy living room with a feature brick fireplace. Finishing this bungalow are three bedrooms. With all benefitting from a family bathroom.

Once you have finished inside, you find yourself in the garden. Fully enclosed and adorned by mature trees and shrubbery, divided into multiple "garden rooms". And finished with multiple outbuildings and a driveway.

Do not hesitate and book a viewing today!

- **Sat In Circa 0.35 Acres**
- **Total Floor Area: 78 Square Metres**
- **Kitchen Diner**
- **Living Room**
- **Conservatory**
- **Three Bedrooms**
- **Family Bathroom**
- **Spacious Garden & Driveway**
- **Multiple Outbuildings**
- **Rural Location**

BROADBAND TYPE:

Standard - 12 Mbps (download speed), 1 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE
10' 10" x 2' 11" (3.30m x 0.88m)
Entered through a UPVC door into the hallway. Doors to all principal rooms.

KITCHEN DINER
8' 8" x 23' 1" (2.63m x 7.03m)
Range of wall and base units with contrasting work surfaces and tiled splashbacks. White ceramic sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring hob with an extraction canopy over. Integral dishwasher and space for a tall fridge freezer. Finished with a dining area. Dual aspect with windows to the rear and side elevation and a half glazed door to the conservatory. Handy storage cupboard.

LIVING ROOM
18' 8" x 12' 0" (5.70m x 3.67m)
Spacious room with a feature brick fireplace housing a cast iron stove. Adding whimsical charm and great for cold winter evenings. Dual aspect with windows to the side and rear elevation.

CONSERVATORY
5' 9" x 11' 4" (1.75m x 3.46m)
Fully double glazed with a polycarbonate roof and a door to the rear garden.













BEDROOM ONE
8' 11" x 13' 4" (2.73m x 4.06m)
Window to the front elevation.

BEDROOM TWO
9' 9" x 8' 5" (2.97m x 2.57m)
Window to the side elevation.

BEDROOM THREE
7' 9" x 6' 9" (2.37m x 2.07m)
Window to the front elevation.

FAMILY BATHROOM
5' 10" x 6' 2" (1.77m x 1.89m)
Three piece suite incorporating a claw-foot bathtub with hot and cold water taps and an electric shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles throughout and a window to the front elevation.



FRONT GARDEN

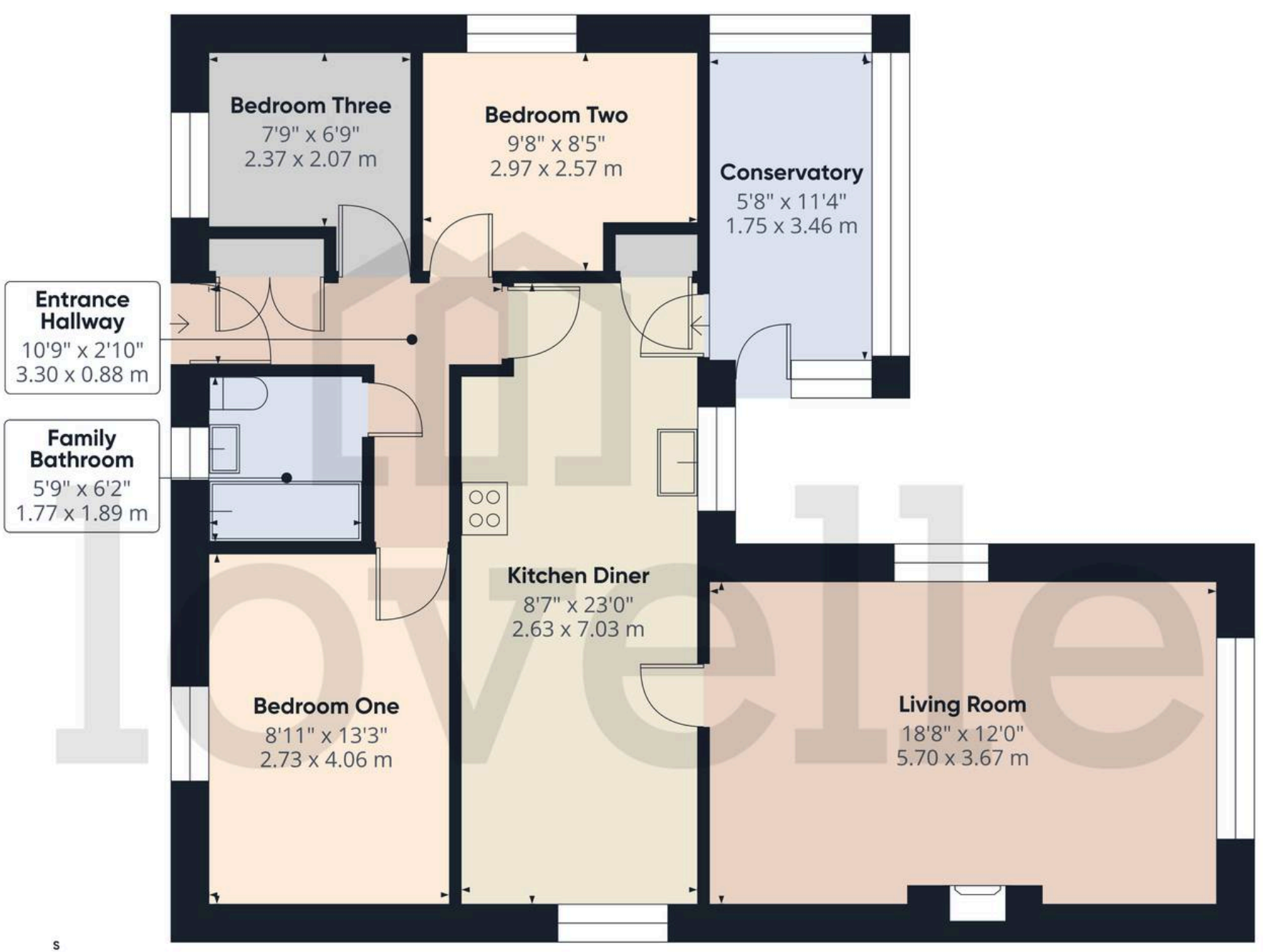
Substantial driveway leading to the rear of the property. Fully mature trees and shrubbery adorn the boundary, offering privacy from the road.

REAR GARDEN

Substantial rear garden, divided into multiple "garden rooms" and offering immense potential. Adorned with mature trees, shrubbery and colourful plantings. Adding a visual treat to this space. Finished by multiple storage sheds, outbuildings and seating areas.

DRIVEWAY

4 Parking Spaces



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Approximate total area(1)

848 ft²

78.6 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.

GIRAFFE360

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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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