



East Acridge, Barton-upon-Humber

North Lincolnshire

Offers Over £215,000







East Acridge

Barton-upon-Humber

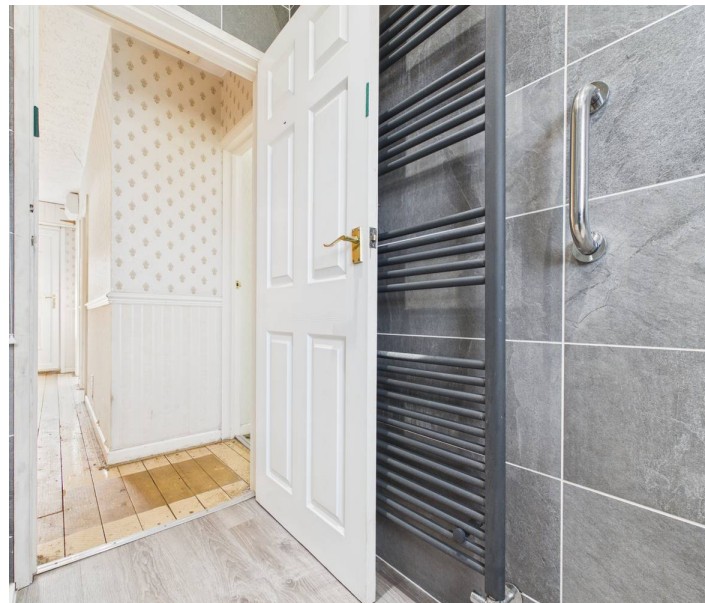
NO CHAIN

Enjoying a sizeable plot of 0.14 acres, is this detached bungalow.

The generously proportioned accommodation includes a light and airy entrance hallway, welcoming you in to view this property. To the right is the fully equipped kitchen diner with adjacent living room. While three bedrooms offer great accommodations. With all benefitting from a modern family bathroom.

Attractive gardens surround the property, mainly laid to lawn with decorative shrubbery and colourful plantings. A private driveway provides off-street parking and gated access to the rear of the property.

VIEWING RECOMMENDED!



- ****NO CHAIN****
- **Plot Size 0.14 Acres**
- **Total Floor Area: 79 Square Metres**
- **Kitchen Diner**
- **Living Room**
- **Three Bedrooms**
- **Family Bathroom**
- **Spacious Enclosed Rear Garden**
- **Driveway**

BROADBAND TYPE:

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 75 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

16' 8" x 3' 9" (5.09m x 1.14m)

Entered through a half glazed UPVC door into the hallway.
Doors to all principal rooms.

LIVING ROOM

14' 10" x 11' 11" (4.52m x 3.64m)

Window to the front elevation. Mid-century modern fireplace.

KITCHEN DINER

15' 1" x 12' 8" (4.59m x 3.86m)

Range of wall and base units with contrasting work surfaces and upstands. Two integral ovens and a four ring gas hob with an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and a further under counter appliance. Window and a half glazed UPVC door to the rear elevation.





BEDROOM ONE

11' 9" x 9' 11" (3.57m x 3.02m)

Fitted bedroom furniture incorporating multiple wardrobes and chests of drawers. Window to the front elevation.

BEDROOM TWO

11' 10" x 8' 11" (3.60m x 2.71m)

Window to the side elevation.

BEDROOM THREE

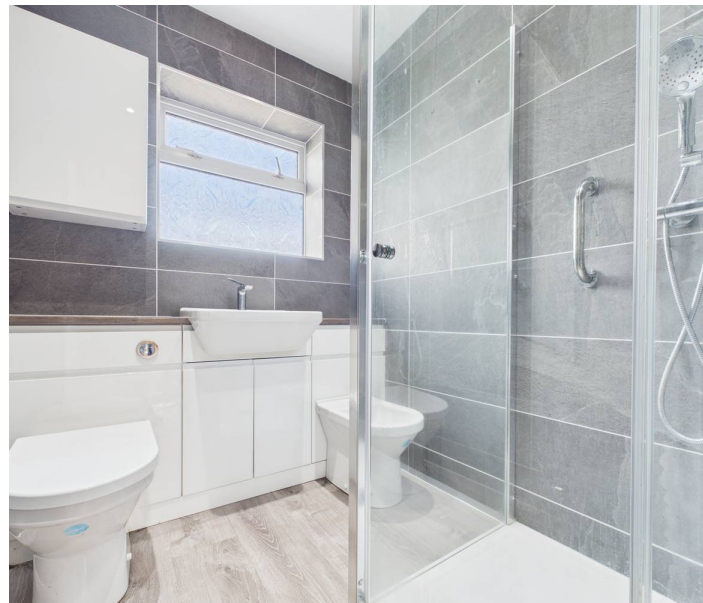
9' 11" x 10' 10" (3.01m x 3.31m)

Window to the rear elevation.

FAMILY BATHROOM

7' 10" x 5' 8" (2.39m x 1.72m)

White four piece bathroom suite incorporating a walk-in shower cubicle with a rain shower over, bidet, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and an anthracite towel rail radiator. Window to the rear elevation.







FRONT GARDEN

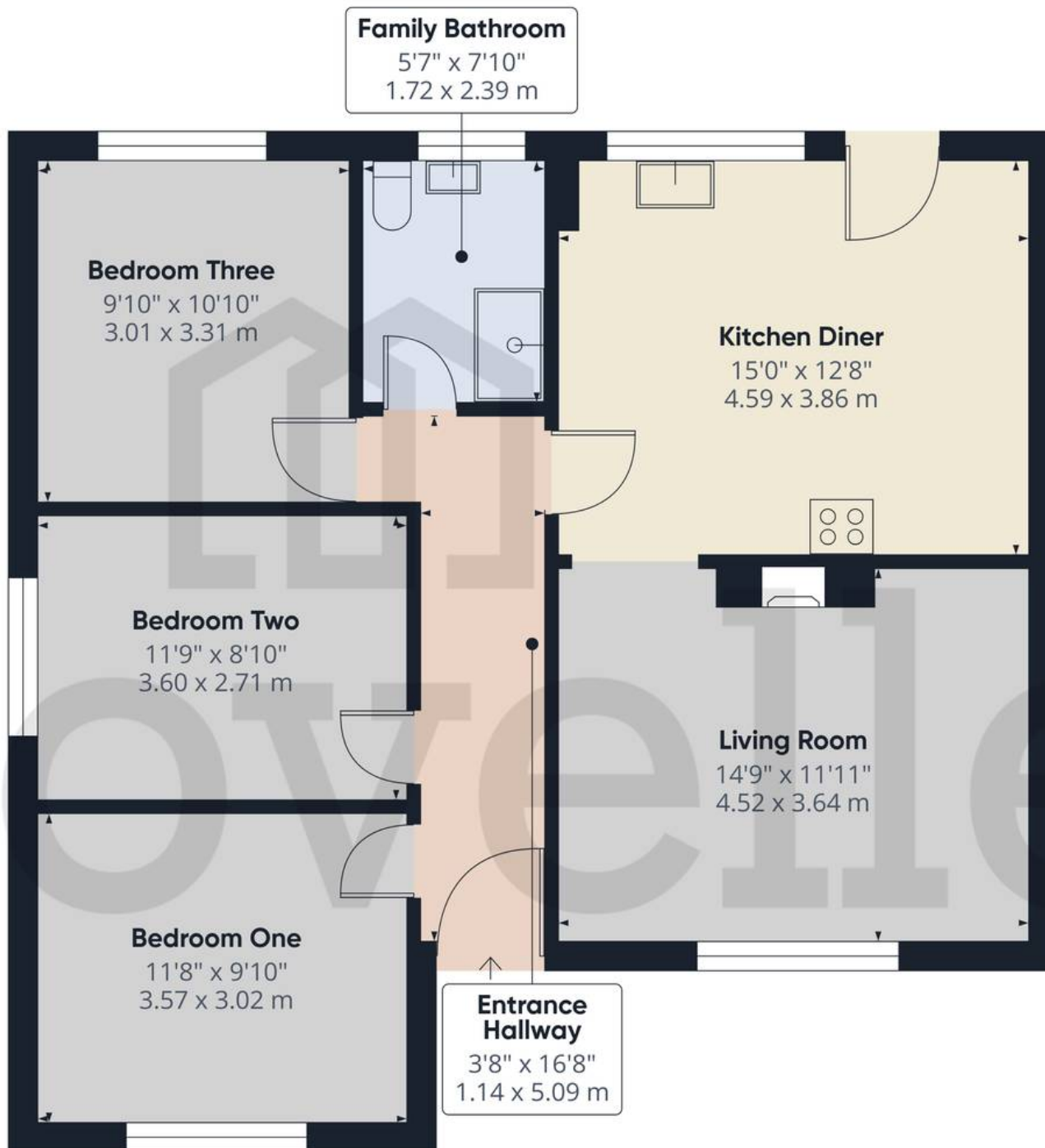
Predominantly laid to lawn with mature shrubbery offering privacy from the road. Driveway offering ample off-street parking and access to the rear of the property.

REAR GARDEN

A substantial rear garden, predominantly laid to lawn with a patio area and mature trees and shrubbery adorning it. Finished with a timber constructed garden shed.

DRIVEWAY

2 Parking Spaces



Approximate total area⁽¹⁾

802 ft²

74.6 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: D

EPC Environmental Impact 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.



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