



Barrow Road, New Holland, North Lincolnshire

Offers over £125,000

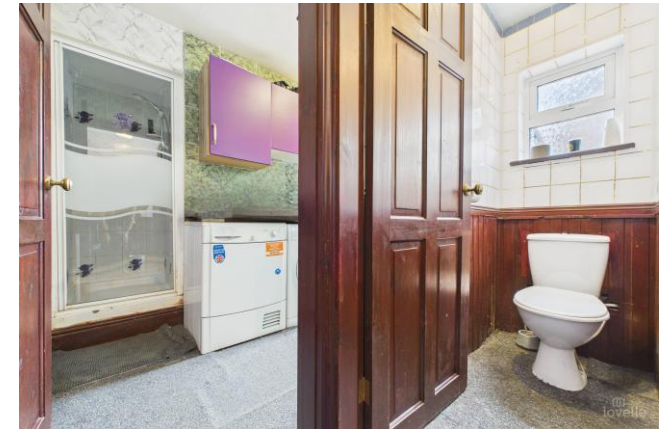




Digitally Altered

Key Features

- ****NO CHAIN****
- Total Floor Area:- 114 Square Metres
- Lounge & Dining Room
- Galley Style Kitchen
- Utility Room
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden & Courtyard
- Workshop
- EPC rating G





DESCRIPTION

****NO CHAIN****

This traditional property is ideal for those looking for their first home, to add to their property portfolio, or those looking to downsize.

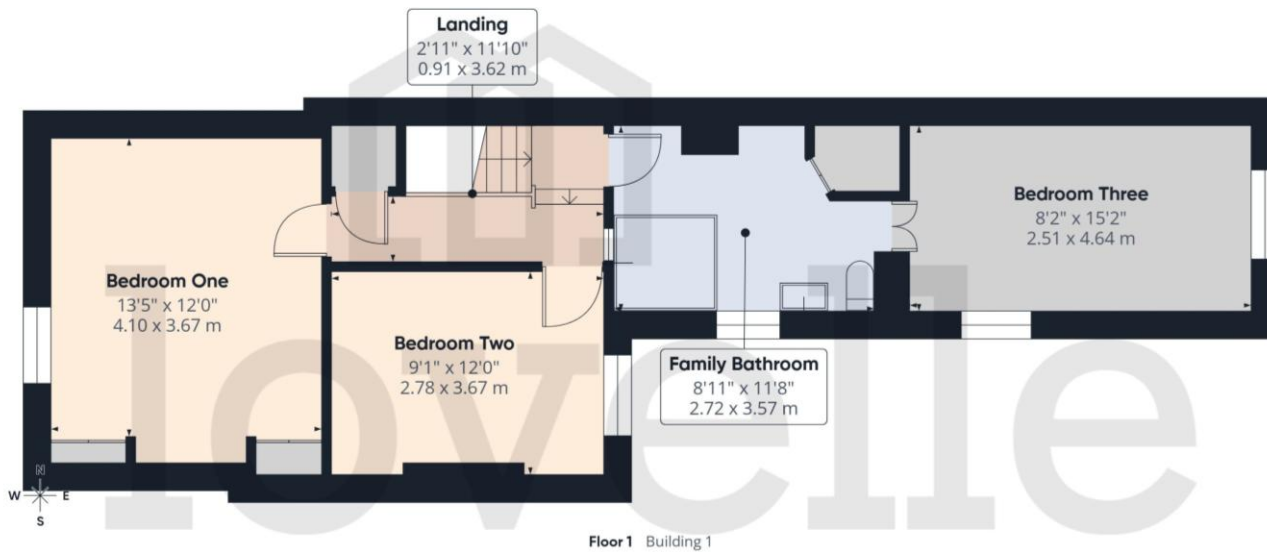
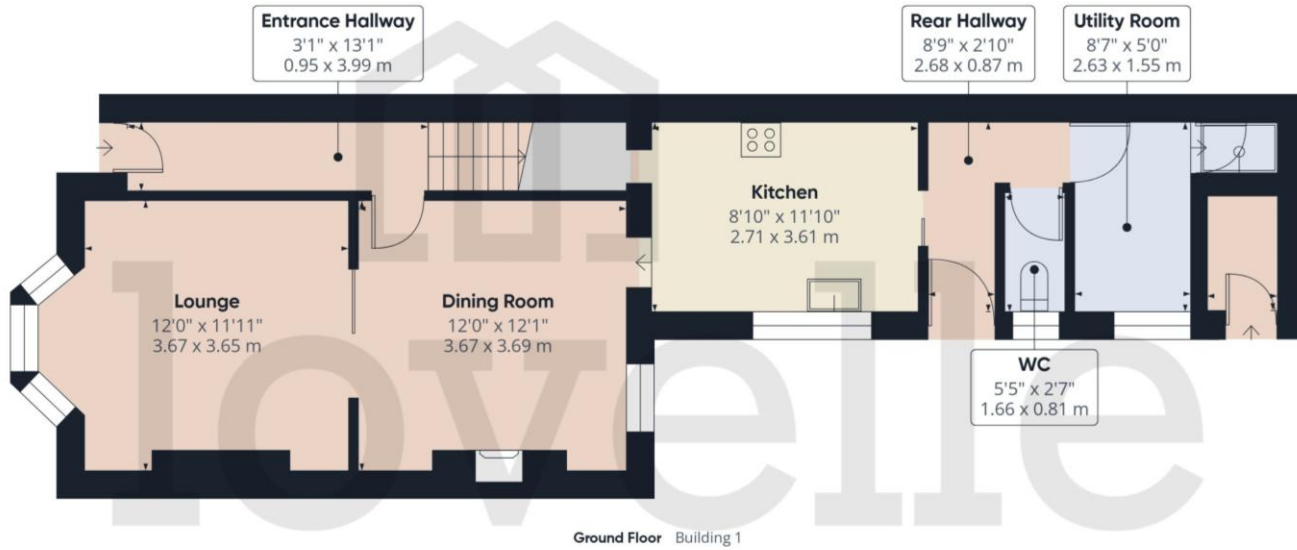
Boasting well proportioned accommodation to include a bright and airy lounge with an adjacent dining room. Further on, there is a fully equipped kitchen. Not to forget, the handy utility room and the downstairs WC. Adding convenience and practicality to the property. While the first floor offers three bedrooms and a family bathroom.

Outside, there is a courtyard and fully enclosed rear garden. Offering privacy from surrounding properties and great spaces to entertain family and friends.

VIEWING IS ESSENTIAL!



FLOORPLAN



Barrow Road, New Holland, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

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.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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F		
1-20	G	11 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 0.95m x 3.99m (3'1" x 13'1")

Entered through a half glazed UPVC door into the hallway. Door to dining room and a staircase to the first floor accommodation.

LOUNGE 3.67m x 3.65m (12'0" x 12'0")

Spacious room with a walk-in bay window to the front elevation, flooding it with light. Finished with a mid-century modern fireplace.

DINING ROOM 3.67m x 3.69m (12'0" x 12'1")

Window to the rear elevation and a mid-century modern fireplace.

KITCHEN 2.71m x 3.61m (8'11" x 11'10")

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Freestanding cooker with a four ring hob. Rayburn range cooker providing the central heating to the property. Space for an under counter appliance. Window to the side elevation and a door to the utility areas.

UTILITY ROOM 2.63m x 1.55m (8'7" x 5'1")

Wall and base units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer. Shower cubicle with a shower over. Window to the side elevation.

WC 1.66m x 0.81m (5'5" x 2'8")

Push button WC and a window to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 4.1m x 3.67m (13'6" x 12'0")

Fitted bedroom furniture incorporating multiple wardrobes.

Window to the front elevation.

BEDROOM TWO 2.78m x 3.67m (9'1" x 12'0")

Window to the rear elevation.

BEDROOM THREE 2.51m x 4.64m (8'2" x 15'2")

Window to the rear elevation.

FAMILY BATHROOM 2.72m x 3.57m (8'11" x 11'8")

Three piece bathroom suite incorporating a corner bathtub with a mixer tap and a shower attachment, push button WC and a pedestal wash hand basin with hot and cold water taps. Chrome effect towel rail radiator and decorative tiles throughout.

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Low maintenance and surrounded by a decorative brick wall with gated access to the rear of the property.

REAR ELEVATION

Fully enclosed rear garden. Laid with artificial turf and surrounded by wooden fencing and finished with a courtyard and multiple seating areas. Not to forget, the handy workshop providing extra storage space.

WORKSHOP 2.21m x 3.01m (7'4" x 9'11")

LOCATION

New Holland is located east of Barton-upon-Humber with train and bus services running throughout the day to Barton upon Humber and Habrough/Grimsby/Cleethorpes. There is a Public House, a Primary school, playing field and Chinese take away. The local Secondary school being Baysgarth, is situated in Barton-upon-Humber which is only approximately 4 miles away and provides a bus service. Within the vicinity there is the opportunity to enjoy outdoor pursuits including fishing and sailing clubs, horse riding as well as easy walking access to nature reserves and walks on the Humber Bank. The nearby village of Barrow-upon-Humber offers many facilities together with the town of Barton-upon-Humber, just a few minutes away where there are a vast choice of retail shops, good amenities, doctors, dentists, recreational facilities and a library.

BROADBAND TYPE

Standard- 4 Mbps (download speed), 0.6 Mbps (upload speed),
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 220 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.

