



Bayleaf Lane, Barton-upon-Humber
North Lincolnshire

Offers Over £190,000



lovelle





Bayleaf Lane

Barton-upon-Humber, North Lincolnshire

Hiding away at the heart of the development is this three bedroom house.

As you approach this deceptively spacious property, you are greeted by a driveway with plenty of parking.

Once you step inside, the hallway invites you to explore deeper. The doors to the right take you to the lounge and kitchen diner which features French doors taking you out to the rear garden and patio. With the downstairs WC adding convenience to the property.

To the first floor, there are two bedrooms and a family bathroom. While the second floor features the principal bedroom with its own en-suite.

By the time you have finished admiring this home, you find yourself in the rear garden with a patio area and a lawn, ideal for outdoor entertaining.

VIEWING IS A MUST!



- ****NO CHAIN****
- Total Floor Area: 104 Square Metres
- Living Room
- Kitchen Diner
- Downstairs WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Fully Enclosed Rear Garden
- Driveway

BROADBAND TYPE:

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

Ultrafast- 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE

4' 10" x 4' 4" (1.47m x 1.32m)

Entered through a composite door into the hallway. Door to the lounge and a staircase to first floor accommodation.

LIVING ROOM

16' 11" x 11' 2" (5.16m x 3.41m)

Bright and airy room with a "picture" window to the front elevation. Door to the kitchen diner.

KITCHEN DINER

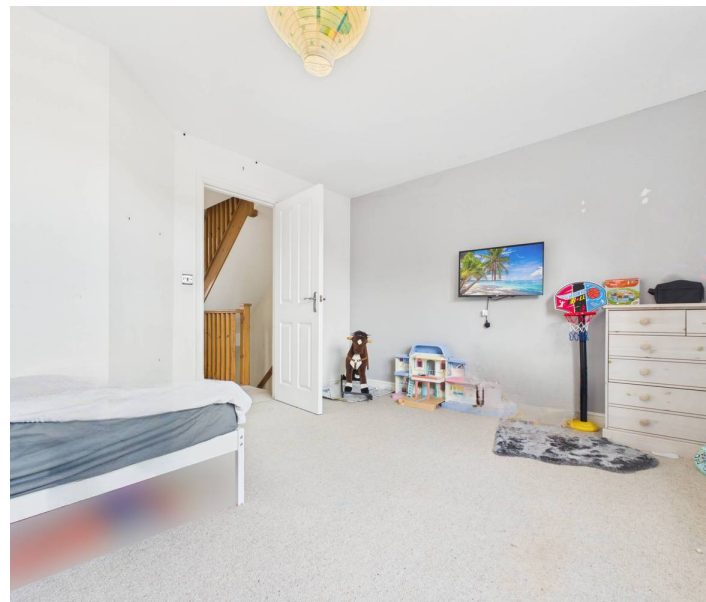
12' 9" x 14' 7" (3.88m x 4.44m)

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring gas hob with an extraction canopy over. Plumbing for a washing machine and housing the combination boiler. French doors and windows to the rear elevation overlooking the garden, door to the downstairs WC.

WC

6' 3" x 3' 1" (1.91m x 0.93m)

Two piece white suite incorporating a push button WC and a vanity wash hand basin with a mixer tap. Decorative panelling to the walls.





FIRST FLOOR ACCOMMODATION:

BEDROOM TWO

11' 8" x 14' 7" (3.56m x 4.45m)

Window to the rear elevation.

BEDROOM THREE

9' 7" x 8' 4" (2.93m x 2.54m)

Window to the front elevation.

STUDY

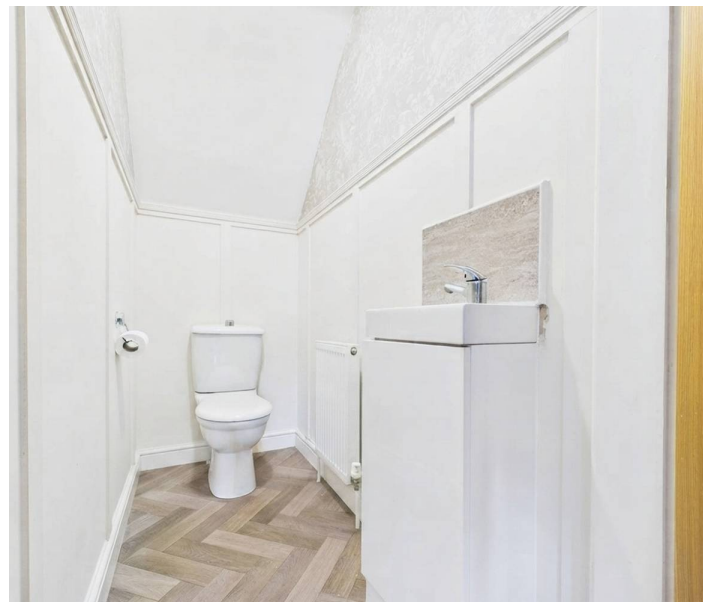
15' 8" x 6' 0" (4.77m x 1.82m)

Great place for a home office, study or turn it into a quiet corner to relax.

FAMILY BATHROOM

7' 10" x 7' 7" (2.39m x 2.30m)

Three piece white suite incorporating a bathtub with a shower over, pedestal wash hand basin with a mixer tap, push button WC and a chrome effect towel rail radiator. Decorative tiles to the wet areas and a window to the side elevation.





SECOND FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM

12' 10" x 11' 2" (3.90m x 3.41m)

Fitted bedroom furniture incorporating a double wardrobe. Two roof windows to the front elevation. Door to the en-suite.

EN-SUITE

6' 2" x 6' 10" (1.87m x 2.09m)

Three piece suite incorporating a shower cubicle with a shower over, pedestal wash hand basin with a mixer tap and a push button WC. Roof window to the rear elevation.





FRONT GARDEN

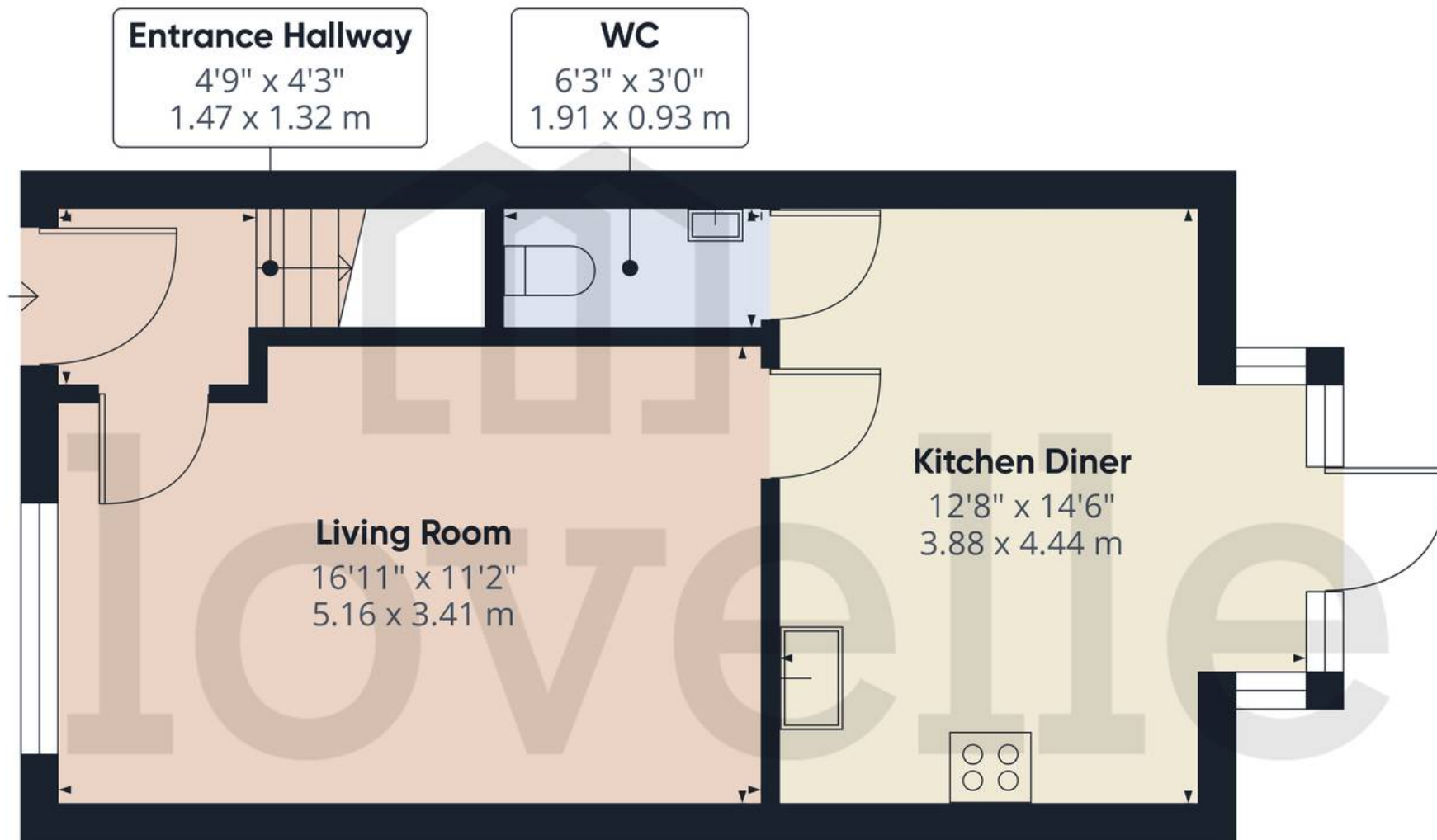
Pathway leading to the front door with a driveway to the rear of the property. Offering ample off-street parking for multiple vehicles.

REAR GARDEN

Fully enclosed by wooden fencing with a patio area and a lawn. Gated access to the driveway.

DRIVEWAY

2 Parking Spaces



Approximate total area⁽¹⁾

420 ft²

39.1 m²

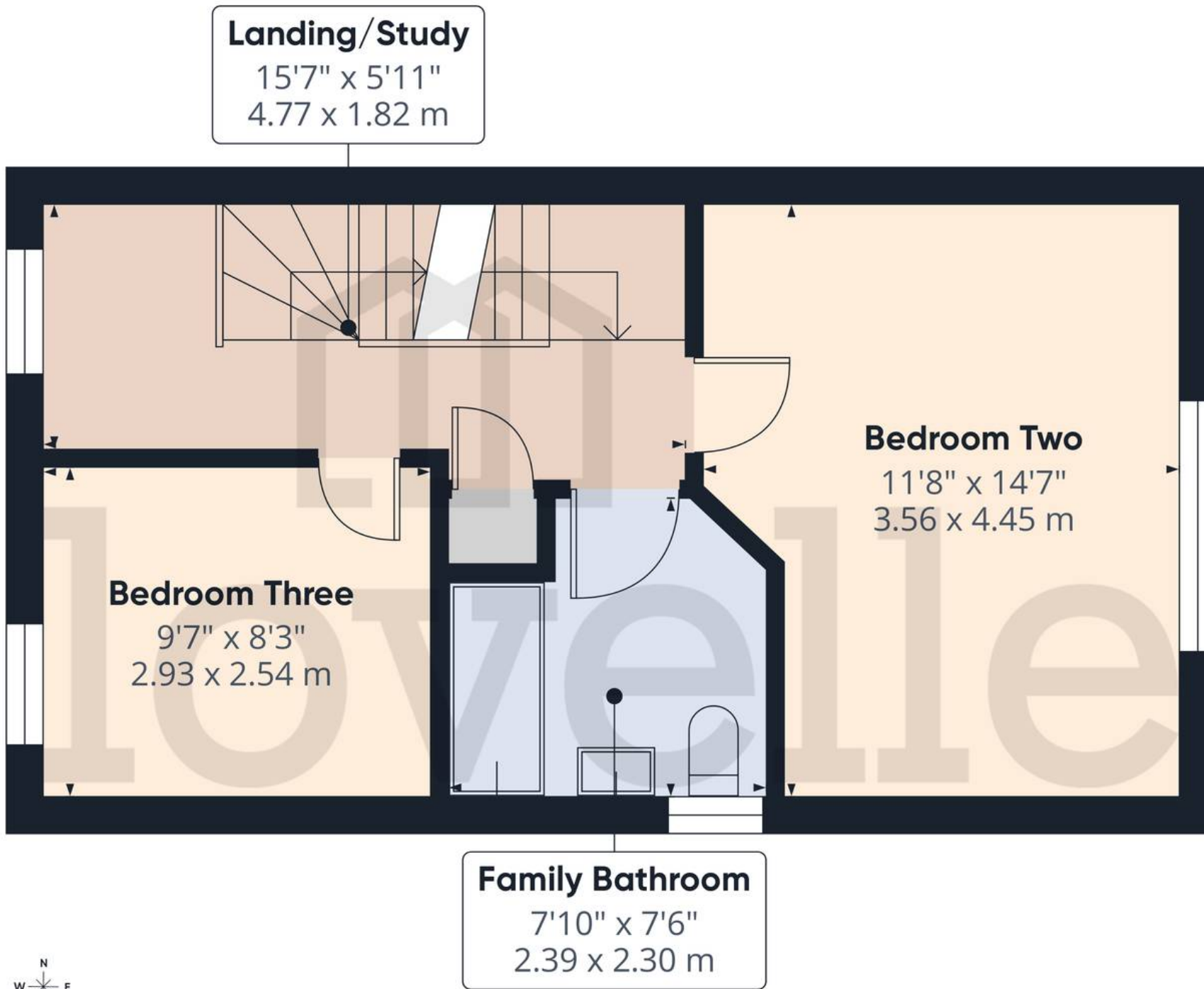
(1) Excluding balconies and terraces

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



Approximate total area⁽¹⁾
356 ft²
33.1 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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Floor 1

Landing

2'10" x 4'2"
0.88 x 1.28 m

En-Suite

6'1" x 6'10"
1.87 x 2.09 m

Principal Bedroom

12'9" x 11'2"
3.90 x 3.41 m



Approximate total area⁽¹⁾

224 ft²
20.8 m²

Reduced headroom

16 ft²
1.5 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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Floor 2



*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: C

Tenure: Freehold

EPC Energy Efficiency 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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