

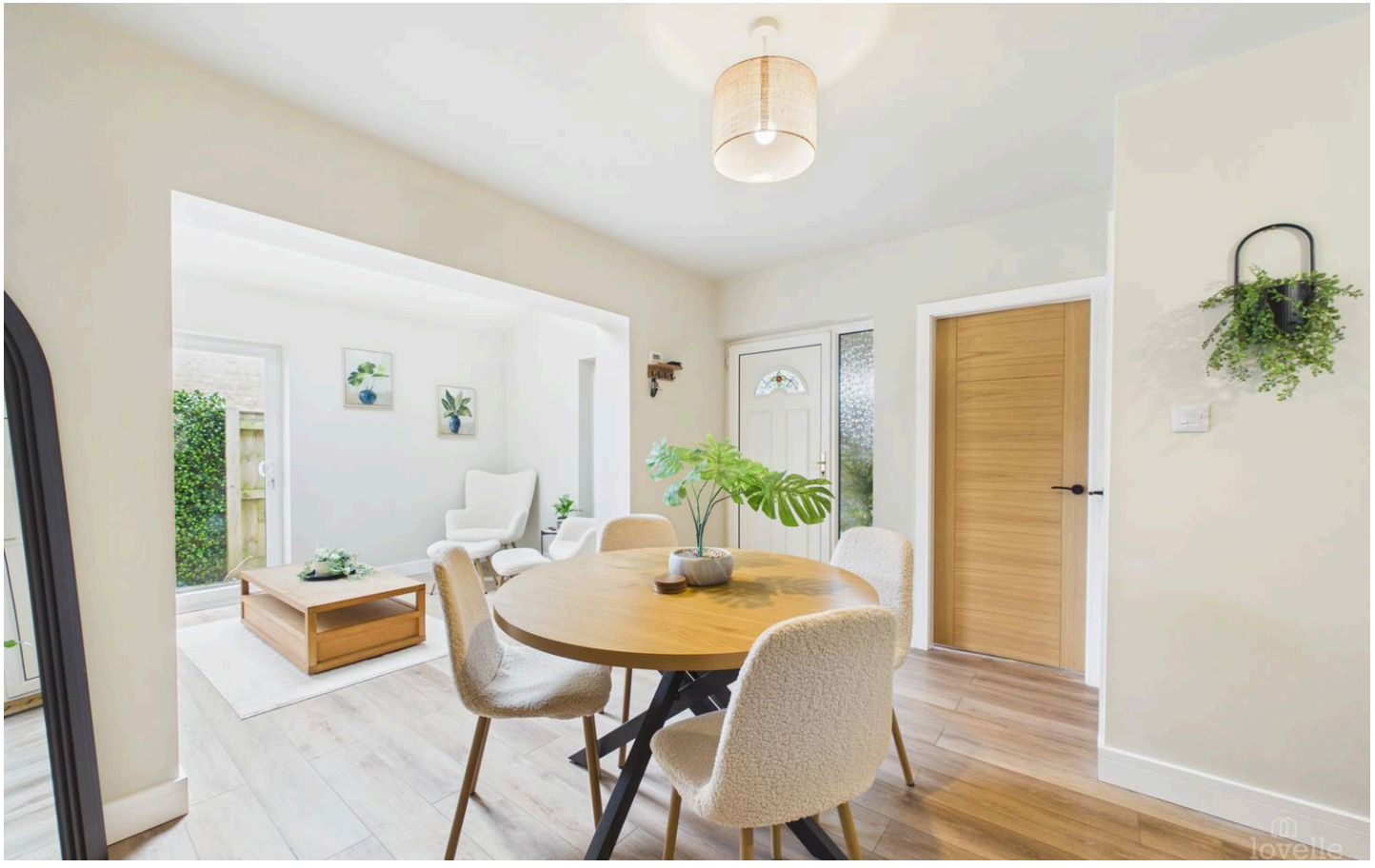
Warwick Drive, Barton-upon-Humber

North Lincolnshire

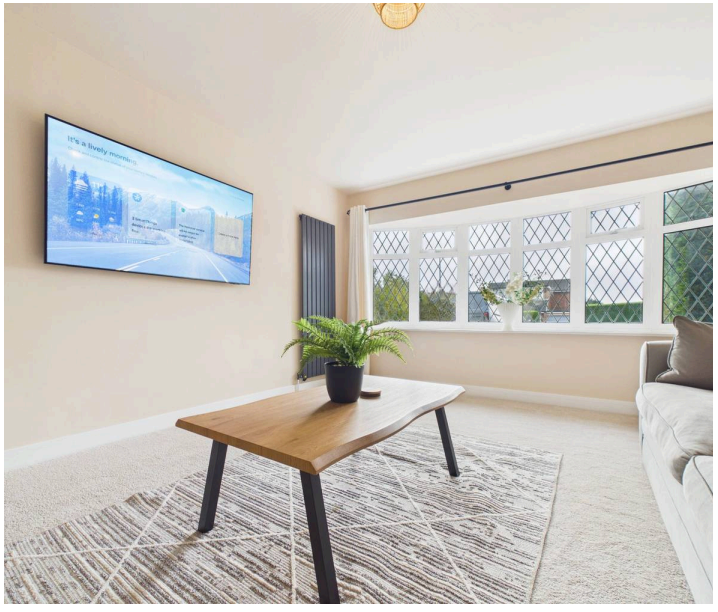
Offers Over £260,000

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Warwick Drive

Barton-upon-Humber

NO CHAIN

Opening with a contemporary dining room and adjacent fully equipped kitchen. With a utility cupboard, adding versatility and convenience to the property. Further on, there is a quaint family room and a sumptuous lounge. Offering great spaces to relax in or receive guests and family. Finished with three generous bedrooms and a stylish family bathroom.

Once you have finished exploring this bungalow, you find yourself in the rear garden. Fully enclosed by fencing and offering privacy from the surrounding properties.
Finished with an integral garage ensuring secure off-street parking and additional storage.

Don't miss out on this fantastic opportunity!

- **NO CHAIN**
- **Total Floor Area:- 84 Square Metres**
- **Elevated Plot**
- **Recently Renovated**
- **Kitchen & Dining Room**
- **Utility Area**
- **Spacious Lounge & Family Room**
- **Three Bedrooms & Stylish Family Bathroom**
- **Integral Garage**
- **Private Rear Garden**

BROADBAND TYPE:

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

Superfast - 72 Mbps (download speed), 18 Mbps (upload speed),

Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE
Entered through a UPVC door with a sidelight into the dining room.

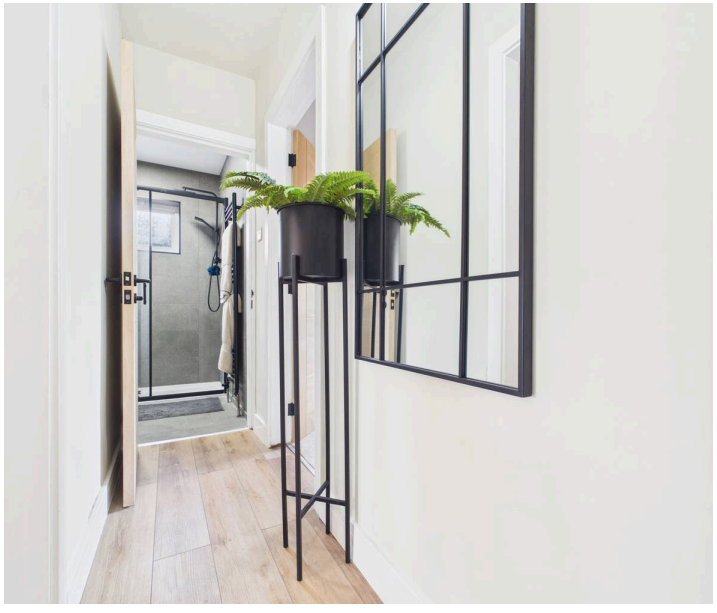
KITCHEN
10' 0" x 7' 8" (3.04m x 2.34m)
Range of wall and base units in a dove grey finish with contrasting work surfaces and upstands. Inset stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring hob with an extraction canopy over. Integral fridge freezer and a dishwasher. Window to the side elevation.

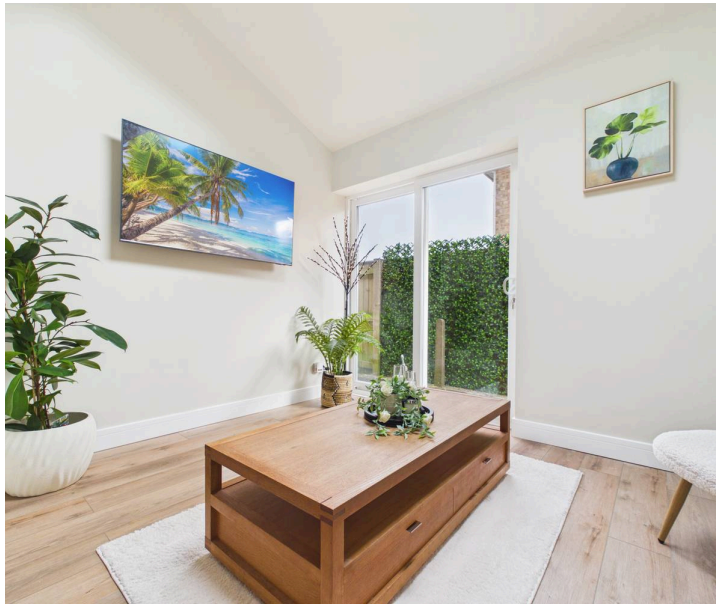
DINING ROOM
12' 10" x 9' 10" (3.92m x 3.00m)
Great space for family meals or entertaining guests and friends. Finished with a utility cupboard with plumbing for a washing machine.

FAMILY ROOM
12' 3" x 8' 1" (3.74m x 2.47m)
Quaint room with sliding patio doors to the side elevation, skylight and a further window to the front elevation.

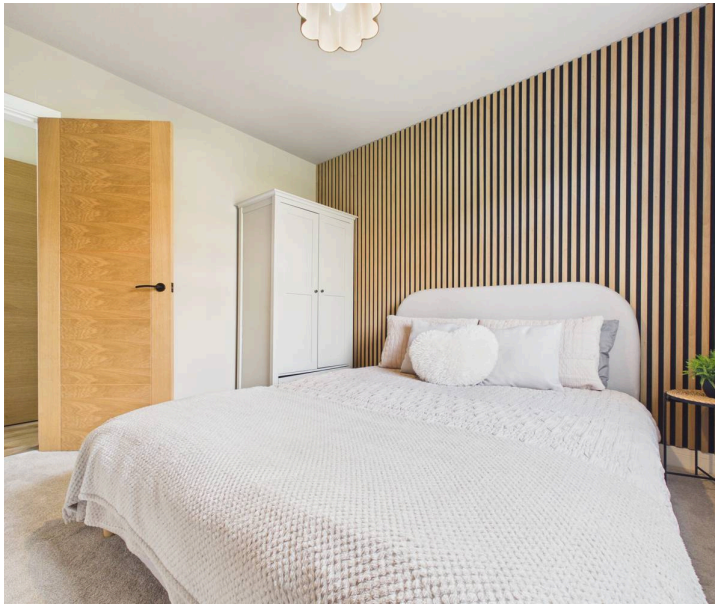
LOUNGE
15' 10" x 13' 0" (4.83m x 3.95m)
Bright and airy room with a bow bay window to the front elevation flooding it with light.













BEDROOM ONE
13' 11" x 9' 11" (4.23m x 3.02m)
Window to the rear elevation.

BEDROOM TWO
11' 0" x 9' 11" (3.36m x 3.03m)
Window to the rear elevation and decorative wall panelling.

BEDROOM THREE
10' 9" x 6' 4" (3.28m x 1.93m)
Window to the rear elevation.

FAMILY BATHROOM
5' 7" x 5' 7" (1.71m x 1.71m)
Three piece bathroom suite incorporating a walk-in shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Towel rail radiator and decorative tiles throughout. Window to the side elevation.



FRONT GARDEN

Substantial front garden with a driveway offering ample off-street parking and access to the integral garage and rear of the property. Mature trees and shrubbery provide screening and privacy from surrounding properties.

REAR GARDEN

Fully enclosed by wooden fencing and mature trees, shrubbery. Predominantly laid to lawn with a patio area providing the perfect space to entertain or enjoy a moment to yourself.

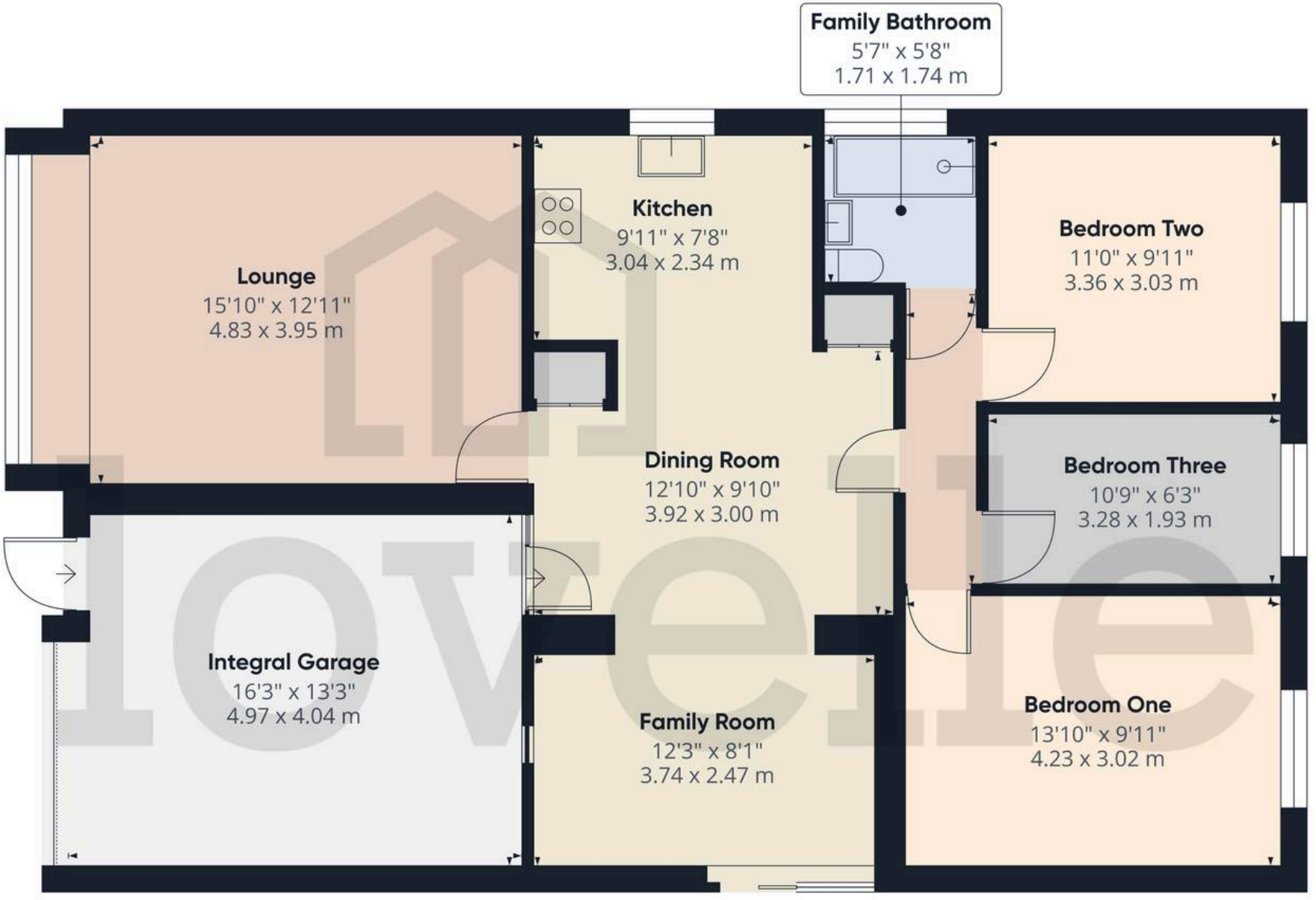
GARAGE

Single Garage

Integral garage - up and over door, power and lighting.

DRIVEWAY

2 Parking Spaces



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Approximate total area(1)

1126 ft²

104.7 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

*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 £30.00 (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: 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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