



 4
Bedrooms

 3
Bathrooms



*****NO ONWARD CHAIN*****

A generously proportioned four bedroom detached family home, available for purchase with no onward chain. This modern family home is deceptively spacious throughout, providing an ideal home for the growing family.

Situated to a quiet cul-de-sac in the village of Winterton, North Lincolnshire. A large range of amenities are located, including, excellent local schools.

Louise Oliver Properties are pleased to present to the market a four bedroom detached, modern family home, with generous off road parking, located to a quiet cul-de-sac, in the popular location of Winterton, North Lincolnshire, available for purchase with no onward chain for ease of purchase.

This property would make a perfect purchase for a growing family, boasting generous room sizes throughout, with open plan family living to kitchen area, and south facing rear gardens.

Briefly comprising of, ground floor WC, lounge, rear sitting room, open plan kitchen to diner / sitting area, utility room, three double bedrooms, single bedroom, shower room, and three piece bathroom suite.

Externally the property boasts generous paved driveway with parking for multiple vehicles, south facing rear enclosed garden, with patio, well kept laid to lawn, and raised decking.

Situated in the ever popular rural location of Winterton, the property is within ease of access to a wide range of local services including, doctors surgery, excellent local schools, convenience stores, independent retail outlets, and fuel station.

FOR VIEWINGS CONTACT

01724 853 222

info@louiseoliverproperties.co.uk

ENTRANCE HALL

Entrance to the property via uPVC door to the front aspect, opening to spacious entrance hall comprising of, laminate flooring, under stairs storage, stairs to first floor, radiator, light to ceiling, and exiting to ground floor WC, lounge and kitchen.

GROUND FLOOR WC

Accessed via the entrance hall, comprising of, laminate flooring, front aspect uPVC obscure glazed window, low flush toilet, slimline vanity hand basin, chrome vertical towel radiator, half tiled walls, and light to ceiling.

LOUNGE - 4.46m x 3.51m (14'8" x 11'6")

Front aspect lounge comprising of, bay uPVC window, laminate flooring, feature fireplace with ambient lighting, twin wall fixed downlights, and light to ceiling.

SITTING ROOM - 3.30m x 2.92m (10'10" x 9'7")

Situated to the rear ground floor aspect, comprising of, laminate flooring, radiator, light to ceiling, and exiting to the external patio.

KITCHEN - 3.53m x 2.53m (11'7" x 8'4")

Open plan through kitchen to generously proportioned family dining area comprising of, gloss fronted wall and base storage, full worktop surround, space for freestanding American fridge freezer, tiled splash back surround, dual aspect uPVC window, built in gas hob and oven, one and a half composite sink and drainer, radiator, ambient lighting to the surround, vinyl flooring, exiting to the rear utility room, and twin ceiling light points.

DINING ROOM - 4.99m x 2.35m (16'4" x 7'9")

Well proportioned open family room with generous space for dining open plan to the kitchen, comprising of, laminate flooring, double radiator, uPVC front aspect window, and light to ceiling.

UTILITY - 1.75m x 2.47m (6'9" x 6'1")

Large family utility room located to the rear aspect of the property comprising of, gloss fronted wall and base storage units, single worktop, vinyl flooring, side aspect uPVC door exiting to the rear garden, rear aspect uPVC window, radiator, stainless steel sink and drainer, space for under counter white goods, extractor unit, and wall mounted combi boiler.

MASTER BEDROOM - 3.62m x 3.51m (11'11" x 11'6")

Double bedroom comprising of, carpet flooring, radiator, front aspect uPVC window, light to ceiling, and exiting to En-suite shower room.

SHOWER ROOM - 2.00m x 2.77m (6'7" x 9'1")

En-suite shower room, comprising of, walk-in mains fed shower enclosure, pedestal hand basin, low flush toilet, vinyl flooring, radiator, extractor, side aspect obscure glazed uPVC window, and light to ceiling.

BEDROOM TWO - 6.58m x 2.48m (21'7" x 8'2")

Double bedroom comprising of, carpet flooring, dual aspect uPVC window, double radiator, and twin ceiling light points.

BEDROOM THREE - 3.13m x 3.51m (10'3" x 11'6")

Double bedroom comprising of, rear aspect uPVC window, radiator, laminate flooring, and light to ceiling.

BEDROOM FOUR - 2.12m x 2.56m (6'11" x 8'5")

Single bedroom comprising of, rear aspect uPVC window, laminate flooring, radiator, and light to ceiling.

BATHROOM - 2.36m x 1.86m (7'9" x 6'1")

Family bathroom suite comprising of, P shaped panel bath with attached curved shower screen and chrome mixer taps with hand held shower hose, chrome towel radiator, front aspect obscure glazed uPVC window, vinyl flooring, combination back to wall vanity with hidden waste low flush toilet and ceramic hand basin, tiled walls, extractor unit and light to ceiling.

EXTERNAL

Front Elevation

Large block paved driveway with ample off road parking for multiple vehicles, large well maintained laid to lawn, and gated access to the rear garden.

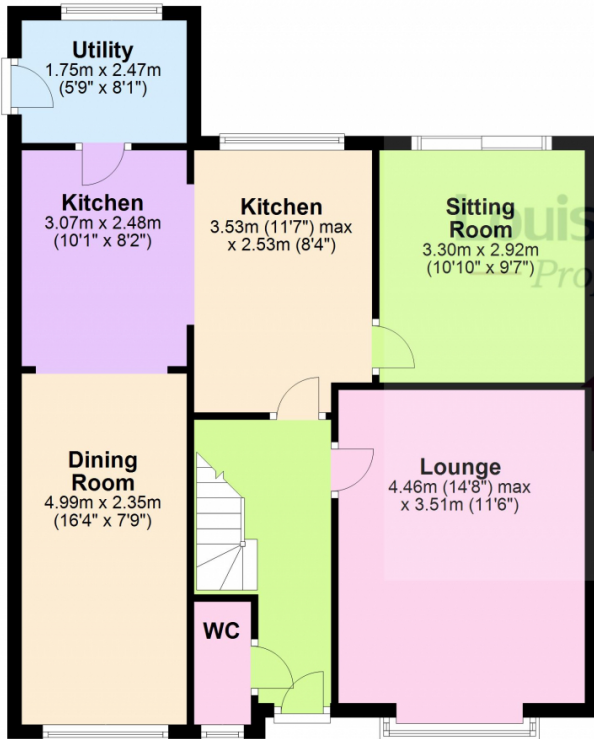
Rear Elevation

South facing rear garden benefits, raised decking platform, large laid to lawn, decked patio area, single wooden shed, external water supply, and external security lighting.

DISCLAIMER: Louise Oliver Properties Limited themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Louise Oliver Properties Limited has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing

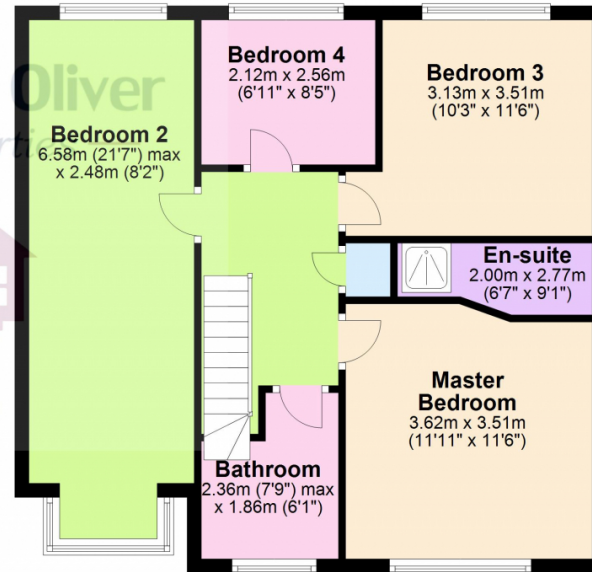
Ground Floor

Approx. 68.6 sq. metres (738.8 sq. feet)




First Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



Total area: approx. 129.0 sq. metres (1389.0 sq. feet)

25 Henderson Way, Winterton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Henderson Way , DN15

