



 2
Bedrooms

 1
Bathroom



RURAL COTTAGE

Louise Oliver Properties presents to the market a well presented two bedroom semi-detached cottage, located in the ever popular rural village location of Winterringham, North Lincolnshire. The property is situated with close links to the nearby towns of both Winterton, and Scunthorpe, offering ease of access to a good range of retail facilities, and local services.

Louise Oliver Properties are pleased to present to the sales market, this well presented two double bedroom semi-detached cottage, located in the ever popular rural village location of, Winteringham, North Lincolnshire. The location offers good ease of access to neighbouring towns of both Winterton and Scunthorpe, providing access to a wide range of facilities and services. With good vehicular connections through to Hull via the Humber Bridge, and ease of access to national motorway networks. Briefly the property offers, on road parking to the front access, with entrance to the front aspect of the stone cottage, opening to entrance hall with dual entry to both lounge and dining room. The spacious dining room provides open access to the rear kitchen area, with fully built in wall and base units in keeping with the cottage's style. The kitchen exits to both rear landscaped garden, and lounge area. The main lounge provides dual aspect views, with central fire, ceiling beams, and open staircase to the first floor accommodation. Both bedrooms comprises of a double, with access to the four piece bathroom suite, a spacious suite, boasting walk-in shower enclosure, panel bath, pedestal hand basin, close coupled toilet, with additional space for freestanding vanity and dresser. Externally the property provides secure enclosed rear aspect landscaped garden, benefiting manicured lawn, shingle sun terrace, and summer house.

Viewings are highly recommended

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ENTRANCE

Entrance to the property via solid wood door to the front aspect, opening to enclosed entrance exiting to the lounge and dining areas.

LOUNGE

Accessed via entrance hall and rear kitchen comprising of, dual aspect double glazed windows, exposed wooden beams to ceiling, open fire with feature brick work surround, twin wall mounted up lighters, carpeted flooring, gas central heating radiator, open staircase to first floor accommodation, and light to ceiling.

DINING ROOM

Boasting dual entrance via front entrance hall and rear aspect kitchen, comprising of, front aspect double glazed window, gas central heating radiator, carpeted flooring, and lights to ceiling.

KITCHEN

Boasting sympathetic decor to the stone cottage, comprising of, wooden wall and base storage units with ample worktop surround, twin rear aspect sash double glazed windows, stainless steel under window sink and drainer, over hob extractor hood to four ring gas burner, integral electric oven, radiator, accessible gas combination boiler, tiled wall surround and flooring, with ample space for freestanding fridge freezer, and light to ceiling.

BEDROOM ONE

Double bedroom comprising of, carpeted flooring, radiator, front aspect double glazed window, and light to ceiling.

BATHROOM

Spacious four piece bathroom suite comprises of, panel bath with chrome mixer taps, pedestal hand basin, close coupled toilet, walk in corner mains fed shower enclosure, vinyl flooring, rear aspect obscure glazed window, side aspect double glazed window, extractor unit, gas central heating radiator, and light to ceiling.

BEDROOM TWO

Double bedroom comprising of, front aspect double glazed window, radiator, carpeted flooring, and light to ceiling.

EXTERNAL


Externally the property offers on road parking to the front aspect, with secure gated access to the rear garden. The rear south facing garden boasts, large manicured lawn, shingle sun terrace, external water supply, external security lighting, double shed and large summer house.

Summer House - 3.53m x 2.99m

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Total area: approx. 89.6 sq. metres (964.3 sq. feet)
28 High Burgage, Winterringham

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: High Burgage, DN15

