



Asking Price £224,500

TENURE : FREEHOLD

High Burgage, DN15

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

Popular village location

Well presented throughout

Large landscaped south facing rear garden

Double bedrooms

Spacious four piece bathroom suite

On road parking to front aspect

Louise Oliver Properties Limited
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU
info@louiseoliverproperties.co.uk | 441724853222
Website: <https://louise.globalnoticeboard.com>



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

01724 853 222

info@louiseoliverproperties.co.uk

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, walk0in 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

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

Louise Oliver Properties Limited

15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU

info@louiseoliverproperties.co.uk | 441724853222

Website: <https://louise.globalnoticeboard.com>





Louise Oliver Properties Limited
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU
info@louiseoliverproperties.co.uk | 441724853222
Website: <https://louise.globalnoticeboard.com>





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