



Asking Price £150,000

TENURE : FREEHOLD

Winterton, DN15

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 2

Well presented home with extended ground floor

In the heart of Winterton

North Lincolnshire

Generous off road parking

Established gardens

Spacious garden room

Louise Oliver Properties Limited
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Louise Oliver Properties are delighted to bring to the market a well-presented semi-detached property, located to the heart of Winterton, North Lincolnshire. A short walk to major local amenities, including convenience stores and schools. The property boasts a ground floor extension, benefiting a spacious kitchen with dining area and utility.

The property boasts ample off-road parking to the front aspect providing off road parking to multiple vehicles, with access to the rear garden from the side aspect. On entry to the property the space accommodates room for outdoor storage, with carpeted stairs leading to the first floor, and opening into the front aspect lounge. The lounge exits to rear reception room, the space generously accommodates a range of freestanding furniture, with dual aspect uPVC windows allowing plenty of light into the space. A walk-in under stair store cupboard is accessible, and focal multi-fuel burner sits centrally to the space. Exiting to the extended kitchen boasting ample room for dining, a range of dual aspect windows, and base storage units. The kitchen is divided to create a generous utility, with main kitchen appliances featuring to the rear. The first-floor benefits two double bedrooms and three-piece bathroom suite, with bedroom one comprising walk-in storage, and built in slide to access wardrobes, the second bedroom in addition features built in wardrobes. The modern bathroom presents neutral decor with pedestal hand basin, low flush toilet, and panel bath with over bath shower unit, in addition to built-in storage housing immersion heater. The rear garden is well established to feature access to WC, paved patio, laid to lawn, large vegetable plot with a range of established herbs and crops, flowering arch comprises access to the rear of the garden featuring an additional paved sun trap, and tandem garden room boasting storage, and living space.

For viewings at this property contact: 01724 853 222

LOUNGE 3.55m x 3.67m

Front aspect lounge, tastefully presented to suit the traditional style of the property comprising of, uPVC bay window, freestanding electric fireplace to open brick hearth, carpeted flooring, radiator, light to ceiling, and exiting to rear reception room.

REAR RECEPTION ROOM 3.57m x 4.63m

Spacious reception room presented to traditional tastes comprising of, multi fuel burner to tiled hearth, laminate flooring, dual aspect uPVC windows, storage cupboard, radiator, light to ceiling, and exits to kitchen.

KITCHEN / DINER 7.10m x 3.24m

Extended kitchen / dining room comprising, galley style utility with a range of base storage units, and stainless steel bowl sink, with space for freestanding white goods. External uPVC door exits to the garden from the utility area. The main kitchen space boasts, wood fronted base and tall larder units, dual aspect uPVC windows, vinyl flooring, extractor, built in twin oven and grill and gas hob burner, quartz effect kitchen worktops, radiator, and light to ceiling

WC

Accessed via the rear garden via uPVC door comprising, traditional push flush toilet, tiled flooring, and light to ceiling.

BEDROOM ONE 3.55m x 3.01m

Double bedroom comprises, carpeted flooring, front aspect uPVC window, built in slide to access wardrobes, walk-in storage cupboard, radiator, and light to ceiling.

BEDROOM TWO 3.57m x 2.55m

Double bedroom comprises, built in storage, uPVC rear aspect window, carpeted flooring, radiator, and light to ceiling.

BATHROOM 1.96m x 2.56m

Three piece modern bathroom suite boasting, panel bath with over bath shower unit, pedestal hand basin, low flush toilet,

vinyl flooring, uPVC rear aspect window, electric towel radiator, built in storage, and light to ceiling.

GARDEN ROOM 4.00m x 2.85m

Located to the rear of the garden, a tandem garden room comprising walk-in storage with uPVC door to access, adjacent to large garden room. The main living area to the garden room comprises uPVC door to entry, laminate flooring, radiator, and built in bar, with spacious accommodation for freestanding furniture.

EXTERNAL

The front aspect boasts generous paved driveway with ample off-road parking available for multiple vehicles. Access to the rear garden is available to the side aspect with secure gated access. The rear garden boasts a fully established vegetable plot with a range of crops and hers, laid to lawn is central to the outside space, and a well-established flowering arch. benefitting two patio areas, and tandem garden room.

DISCLAIMER

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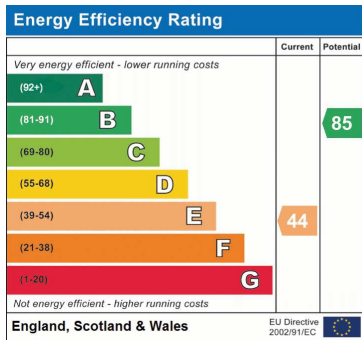






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