



 2  
Bedrooms

 2  
Bathrooms



**\*\*POPULAR RURAL LOCATION\*\***

Louise Oliver Properties brings to the market a well accommodating two bedroom semi-detached home, centrally located in the ever popular rural town of Winterton, North Lincolnshire. Boasting a ground floor extension, creating ample space to the kitchen, with dining area and utility. The location offers a good range of local amenities, accessible to the property within short walking distance. The location is surrounded by Lincolnshire countryside, and easily accessible to local villages and larger towns. Briefly the property offers, two reception rooms, comprising tasteful open brick fireplace and bay fronted window to the front aspect lounge, and multi fuel burner and walk-in storage to the rear reception room. The kitchen boasts ample storage, presented to modern tastes, with ample dining room, and dual aspect windows allowing plenty of light into the space. The first floor offers two double bedrooms with built in storage, and generous bathroom suite.



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.

Council tax band: A

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, 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*

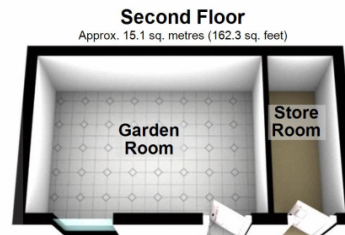
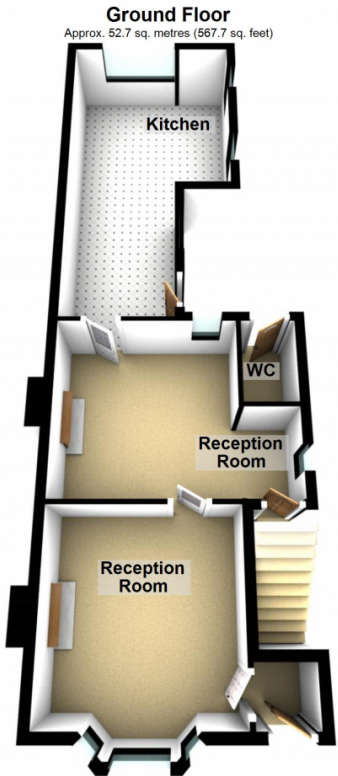
Located to the rear of the garden, a tandem garden room comprising walk-in storage with uPVC door to access, adjacent to large garden room. The main living area to the garden room comprises uPVC door to entry, laminate flooring, radiator, and built in bar, with spacious accommodation for freestanding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

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Total area: approx. 99.0 sq. metres (1066.0 sq. feet)  
46 West Street, Winterton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Winterton, DN15

