



**Asking Price £160,000**

**TENURE : FREEHOLD**

**Park Street, Winterton, DN15**

**Bedrooms : 2**

**Bathrooms : 2**

**Reception Rooms : 2**

**POPULAR RURAL LOCATION**

**MODERNISED THROUGHOUT**

**IDEAL FOR FIRST TIME BUYERS**

**RETAINS PERIOD FEATURES**

**LARGE REAR GARDEN & SUN TERRACE**

**AMPLE EXTERNAL STORAGE**

**Louise Oliver Properties Limited**  
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU  
[info@louiseoliverproperties.co.uk](mailto:info@louiseoliverproperties.co.uk) | 441724853222  
Website: [louiseoliverproperties.co.uk](http://louiseoliverproperties.co.uk)



Louise Oliver Properties welcomes to the market a modern presented two-bedroom end of terrace property, to the popular location of Park Street, Winterton. The property boasts spacious accommodation throughout, presented to a high standard, featuring, gas combination boiler, newly fitted log burner to the lounge, combination utility room and ground floor WC, ample external storage to integral outhouse, and external WC, a secured boundary to large rear garden, and modern four-piece bathroom suite.

Briefly the property opens to galley style entrance hall with tiled flooring, opening to open plan lounge and diner featuring built in storage and newly installed log burner. To the rear a modern styled kitchen offers ample wall, base, and larder storage, with built in hob, oven and grill, and space for under counter white goods. A combination utility and WC opens to the rear of the property, with additional space for under counter white good storage. The first floor offers two double bedrooms with built in storage, and a four-piece modern bathroom suite boasting freestanding bathtub, enlarged shower, and vanity hand basin. Externally on road parking is located to the front aspect, with shared access to rear garden. The large rear garden comprises of, courtyard, elevated laid to lawn with feature patio. and additional external storage.

The desirable rural location offers ease of access on foot to local convenience stores, post office, public house, and good local schools. With ease of travel to connecting towns and villages.

Council tax band: A

#### **ENTRANCE HALL**

Entrance to the front aspect via solid wood door opening to hallway comprising, radiator, carpeted stairs to first floor, tiled floor in period style, and light to ceiling. Opening to dining room.

#### **LOUNGE** *3.35M X 3.27M*

Open plan to the dining area comprising, bay fronted uPVC window, newly installed log burner (2023) to open brick surround, wood flooring, radiator, and light to ceiling.

#### **DINING ROOM** *3.62M X 3.27M*

Spacious dining area open plan to front aspect lounge comprising, wood flooring, radiator, rear aspect uPVC window, built in wood fronted display cabinet and storage, under stair walk-in storage cupboard, and light to ceiling.

#### **KITCHEN** *3.66M X 2.25M*

A well-proportioned kitchen comprising, wood fronted wall, base and larder cabinets, built in induction hob, electric oven and grill, ample space for under counter white goods, spacious food preparation areas, one and a half ceramic sink and drainer, tiled walls, wood laminate flooring, and light to ceiling.

#### **UTILITY / WC** *2.25M X 2.26M*

With access to the rear of the kitchen comprising, wood laminate flooring, close couple toilet, radiator, wall fixed shelving over wood worktop, space for under counter white goods, gas combi-boiler, side aspect uPVC window, and light to ceiling.

#### **PORCH**

Rear porch with ample room for storage opening from kitchen via uPVC door comprising, tiled flooring, rear aspect wooden door opening to courtyard, side aspect uPVC window, and light to ceiling.

#### **BEDROOM ONE** *3.37M X 4.21M*

Double bedroom comprising carpeted flooring, front aspect uPVC window, built in storage, cast iron fireplace, radiator, and

light to ceiling.

**BEDROOM TWO** 3.63M X 2.71M

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

**BATHROOM** 3.60M X 2.32M

Four-piece modern bathroom suite comprising, enlarged low profile main fed walk-in shower with glazed screen surround, freestanding bathtub with floor mounted chrome mixer taps and hand held shower hose, ladder style towel radiator, concealed waste vanity hand basin with storage, close coupled toilet, rear aspect uPVC window, extractor unit, period style radiator, and spot lighting to the ceiling.

**EXTERNAL**

On road parking to the front aspect, with enclosed low maintenance courtyard. Shared access is available to the side aspect, with gated entry opening to low maintenance courtyard with external WC and built in storage. The large extended lawn is elevated with access via steps, sectioned to picket fenced perimeter boasting laid to lawn, and block paved sun terrace, with further extended laid to lawn extending past the terrace, allowing for ample sunlight to the garden throughout the day.

**DISCLAIMER**

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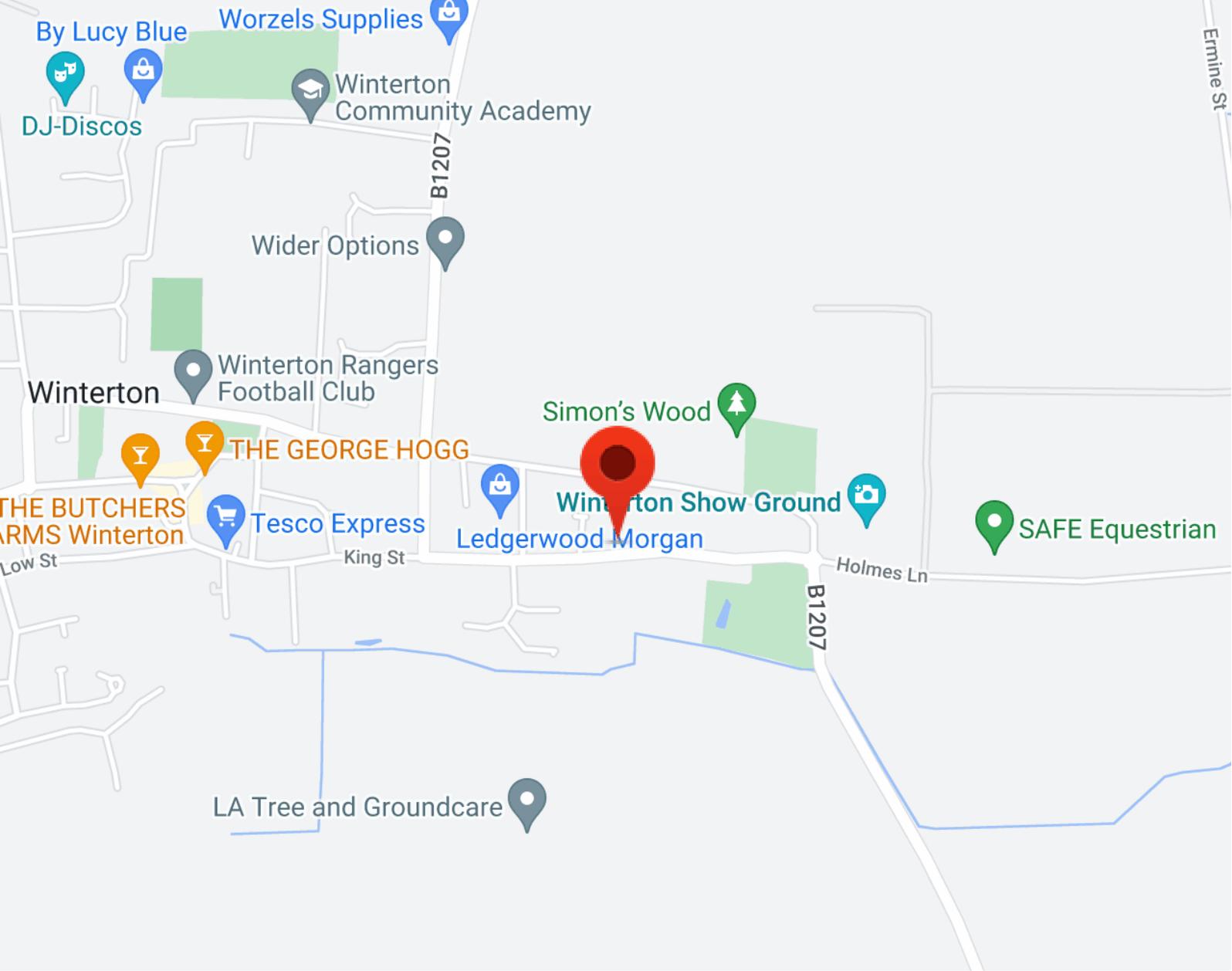






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 57 Park Street, DN15