



**Asking Price £175,000**

**TENURE : FREEHOLD**

**Dale Park Avenue, DN15**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Desirable rural location**

**Ample off road parking**

**Presented to a high standard throughout**

**Open plan kitchen & dining space**

**Large conservatory**

**Unobscured to the rear**

**Louise Oliver Properties Limited**  
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Louise Oliver Properties welcomes to the market a modern semi-detached home in the ever-popular rural town of Winterton, North Lincolnshire. Offered to the market with no forward chain for ease of purchase. The property is beautifully presented to a high standard throughout, featuring generous accommodation, with open plan family rooms to the ground floor, with no obstructions to the rear of the property over-looking playing fields.

Briefly the property offers, enclosed porch to the front aspect on entrance to the property, providing ample space for storage of outerwear, opening into main spacious lounge with front aspect views., and leading through to open plan space to the ground floor. The dining area boasts tiled flooring throughout with open aspect to the modern kitchen benefiting cream fronted wall and base storage, built in oven, grill and hob, and ample storage for free standing under counter white goods. The first floor boasts two double bedrooms with built in storage, a third single bedroom offers ample room for single bed and freestanding furniture. The modern bathroom suite boasts over bath mains fed rainfall shower, glazed screen, and concealed waste vanity to hand basin. Externally offering manicured lawn to the front aspect with generous off-road parking. A fully enclosed rear garden comprising gated access, external water supply, and ample laid to lawn.

The location offers a quiet cul-de-sac position, with ease of access on foot to a full range of amenities including, convenience stores, pharmacy, good local schools, public house, and independent retail stores.

Council tax band B

#### **ENTRANCE**

Opening to concealed porch comprising, composite wood front aspect door, wood laminate flooring, and light to ceiling.

#### **LOUNGE** 3.47m x 5.07m

Front aspect lounge comprises, wood laminate flooring, front aspect leaded uPVC windows, radiator, and light to ceiling.

#### **DINING ROOM** 4.05m x 2.96m

Spacious family dining room open plan to kitchen comprises, tiled flooring, open staircase to first floor, radiator, slide to open rear door to conservatory, and light to ceiling.

#### **KITCHEN** 4.05m x 1.98m

Modern fitted kitchen comprising of, tiled flooring, rear aspect leaded uPVC window, wood effect worktops, cream wood fronted wall and base storage units, built in gas hob, oven, and grill, stainless steel extractor unit, space for freestanding under counter white goods, gas combi boiler, and spot lighting to the ceiling.

#### **CONSERVATORY** 3.30m x 2.60m

Spacious conservatory to the rear aspect comprising, tiled flooring, uPVC wood effect double glazed window surround, double door access to garden, and light to ceiling.

#### **BEDROOM ONE** 3.57m x 2.96m

Double bedroom comprising, wood laminate flooring, radiator, front aspect leaded uPVC window, radiator, built in storage, and light to ceiling.

#### **BEDROOM TWO** 3.03m x 2.96m

Double bedroom comprising, wood laminate flooring, radiator, rear aspect uPVC window, built in storage, and light to ceiling.

**BEDROOM THREE** 2.53m x 2.02m

Single bedroom comprising, radiator, front aspect leaded uPVC window, and light to ceiling.

**BATHROOM** 2.03m x 2.02m

Modern three-piece bathroom suite comprising, tiled flooring, concealed waste hand basin with storage, low flush toilet, panel bath with mains fed rainfall shower and glazed shower screen, rear aspect obscure glazed leaded uPVC window, radiator, extractor unit, and light to ceiling.

**EXTERNAL**

Front aspect offers large, manicured lawn with paved driveway with off road parking for multiple vehicles. Rear garden offers fully enclosed perimeter with mainly laid to lawn, rear block paved patio, and slate border, secure gated access, external water supply, and benefiting open filed to the rear.

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**Louise Oliver Properties Limited**

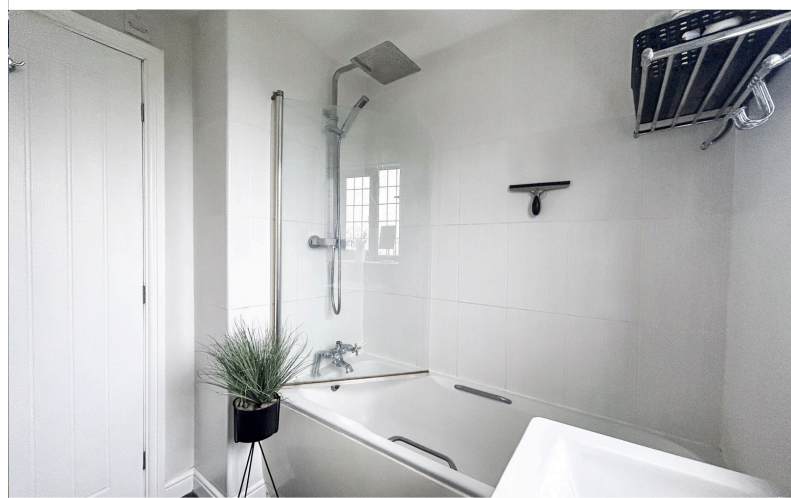
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 44 Dale Park Avenue, DN15