

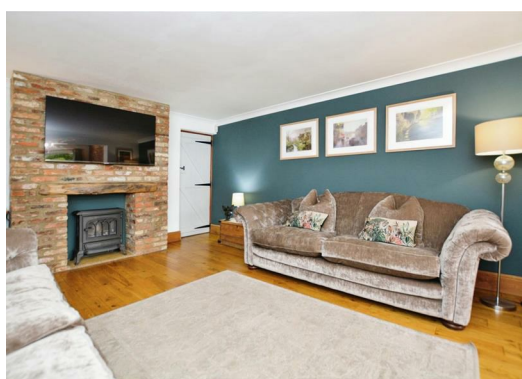


**Jubilee Cottage Chapel Street, Amcotts
DN17 4AS
£295,000**

The rare opportunity has arisen to purchase this STUNNING three bedroom DETACHED property located in the rural village of Amcotts, North Lincolnshire. Absolutely ideal for a growing family with the added benefit of being extended to the rear! This home offers plenty of living space inside and out boasting THREE reception rooms, two bathrooms, utility and three bedrooms, one with a walk-in wardrobe. Externally, you will find a private garden for socialising and further outside storage space that can be utilised as a workshop/utility along with ample off-road parking.

Bursting with lots of charm and character, this property is truly unique and maintains a delightful countryside feel, whilst only a short drive from the amenities found in Scunthorpe and Crowle.

Brought to the market for sale by Bella Properties, viewings are available now and come highly recommended to appreciate this beautiful home!



Entrance Hall

Entrance to the property is via the side door into the hall. Tiled flooring and coving to ceiling. Internal doors lead into the living room, kitchen and utility.

Living Room

14'8" x 14'0" (4.48 x 4.27)

Wooden flooring and coving to ceiling. Featured brick surround with a free standing electric fire and oak beam mantelpiece. Open-plan with the the sitting room.

Sitting Room

11'9" x 11'10" (3.59 x 3.61)

Two Velux windows and uPVC patio BiFolding doors to rear aspect. Wooden flooring, radiator and spotlights to ceiling.

Dining Room

13'9" x 9'9" (4.21 x 2.99)

uPVC window to front aspect, tiled flooring, radiator, electric fire and coving to ceiling. Internal door leads into the living room and kitchen, with carpeted stairs to the first floor.

Kitchen

13'8" x 10'1" (4.19 x 3.09)

uPVC window to front aspect, tiled flooring, spotlights and coving to ceiling. A variety of base height and wall mounted units with complementary counters and integrated sink and drainer, Rayburn range cooker and oven. Internal door leads into the dining room.

Utility

8'3" x 5'10" (2.53 x 1.80)

uPVC window to side aspect, tiled flooring with spotlights and coving to ceiling. A variety of base height units, complementary counter and oven with electric hob. Internal door leads into the shower room.

Shower Room

11'9" x 4'7" (3.60 x 1.41)

Two uPVC windows to side and rear aspect, tiled flooring and radiator. Three piece suite consisting of the toilet, sink and shower.

Landing

uPVC window to side, carpeted, radiator and coving to ceiling. Internal doors lead into the three bedrooms and three piece bathroom suite.

Bedroom One

14'7" x 10'3" (4.45 x 3.14)

uPVC window to rear aspect, carpeted, radiator and coving to ceiling with internal door into the walk-in wardrobe.

Bedroom Two

14'8" x 9'7" (4.49 x 2.94)

uPVC window to rear aspect, carpeted, radiator and coving to ceiling.

Bedroom Three

7'3" x 10'4" (2.21 x 3.17)

uPVC window to front aspect, carpeted, radiator and coving to ceiling.

Bathroom

7'2" x 9'6" (2.20 x 2.91)

uPVC window to front aspect, wooden flooring, radiator and coving to ceiling. Three piece suite consisting of the toilet, sink and bath.

Workshop

12'0" x 10'0" (3.66 x 3.06)

Entrance from the rear garden.

Outbuilding Storage

12'0" x 10'0" (3.66 x 3.06)

Entrance from the rear garden with uPVC patio doors.

External

The front of the property offers a low-maintenance driveway accessible through enclosed metal gates. To the rear is a beautiful private part lawned garden with uPVC BiFolding doors that open onto the block paved area, absolutely ideal for socialising. You will also find trees, shrubs, ornamental pond and an outer building workshop/utility measuring Approx. 22.8 sq. meters.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

