



Louise Oliver  
Properties

£167,000

Cemetery Road, DN15 9UQ



 3

Bedrooms

 2

Bathrooms

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### NO FORWARD CHAIN

Situated in the heart of the popular market town of Winterton, this beautifully updated three-bedroom semi-detached home offers contemporary living with a spacious open-plan layout, a sleek modern kitchen, and a stylish shower room. Benefiting from a recent electrical re-wire (approx. 2020), gas central heating via a combi boiler, and a generous south-facing garden, this home is perfect for families or professionals. With off-road parking and excellent access to local amenities, Scunthorpe, and major transport links, this is a must-see property! Contact us today to arrange a viewing! - 01724 853 222

## **Modernised Three-Bedroom Semi-Detached Home – Cemetery Road, Winterton**

Located in the ever-popular market town of Winterton, this beautifully modernised three-bedroom semi-detached home offers stylish living with contemporary finishes throughout. Benefiting from gas central heating via a combination boiler and an electrical re-wire completed in approximately 2020, the property is move-in ready and ideal for families or professionals.

Externally, the home boasts a generous private south-facing garden, perfect for outdoor enjoyment, as well as off-road parking to the front. Situated within walking distance of the town's amenities, it also provides easy access to the nearby town of Scunthorpe, the motorway network, and the Humber Bridge.

### **Interior Features:**

#### **Lounge & Dining Area**

The spacious open-plan lounge and dining area features carpeted flooring, tri-aspect windows including a traditional bay to the front, an under-stair storage cupboard, radiators, and a ceiling light. The space seamlessly connects to the rear kitchen.

#### **Modern Galley-Style Kitchen**

This sleek and functional kitchen is fitted with white-fronted wall and base storage units, twin single worktop spaces, and a built-in induction hob with an electric fan-assisted oven. A Cooke & Lewis extractor hood with ambient lighting sits over the hob, while the black composite one-and-a-half sink and drainer add a touch of style. Additional features include plumbing for an under-counter dishwasher, wood-effect laminate flooring, a partially tiled water-sensitive splashback, a breakfast bar, a side-aspect window, a single external uPVC door, and ceiling spotlights.

#### **Utility & WC**

Located at the rear of the property, the combination utility and WC includes a close-coupled ceramic toilet, a white gloss-fronted two-door vanity hand basin, and twin single granite-effect worktops. There is space for a freestanding washer and dryer, under-counter wood-fronted storage, and a built-in two-door larder-style cupboard. Other features include wood-effect flooring, a side-aspect obscure glazed uPVC window, access to additional loft storage, an extractor unit, a gas combination Ideal boiler, and ceiling spotlights.

#### **Bedrooms**

The property offers three well-proportioned bedrooms, including a spacious double bedroom with carpeted flooring, a radiator, a rear-aspect uPVC window, and a ceiling light.

#### **Modern Shower Room**

The stylish shower room is fully tiled and comprises a close-coupled toilet, a two-door gloss-fronted vanity hand basin, and an ambient-lit mirror. A walk-in enlarged shower with a glazed screen panel and a mains-fed chrome shower unit provides a luxurious feel, complemented by a ladder-style towel radiator, built-in two-door storage, an extractor unit, and ceiling spotlights.

This fantastic home combines modern living with a desirable location—an opportunity not to be missed. Contact us today to arrange a viewing!

**Lounge / Dining Room** 6.78m x 3.57m

**Kitchen** 4.37m x 2.09m

**Utility / WC** 2.37m x 2.10m

**Bedroom One** 3.61m x 2.78m

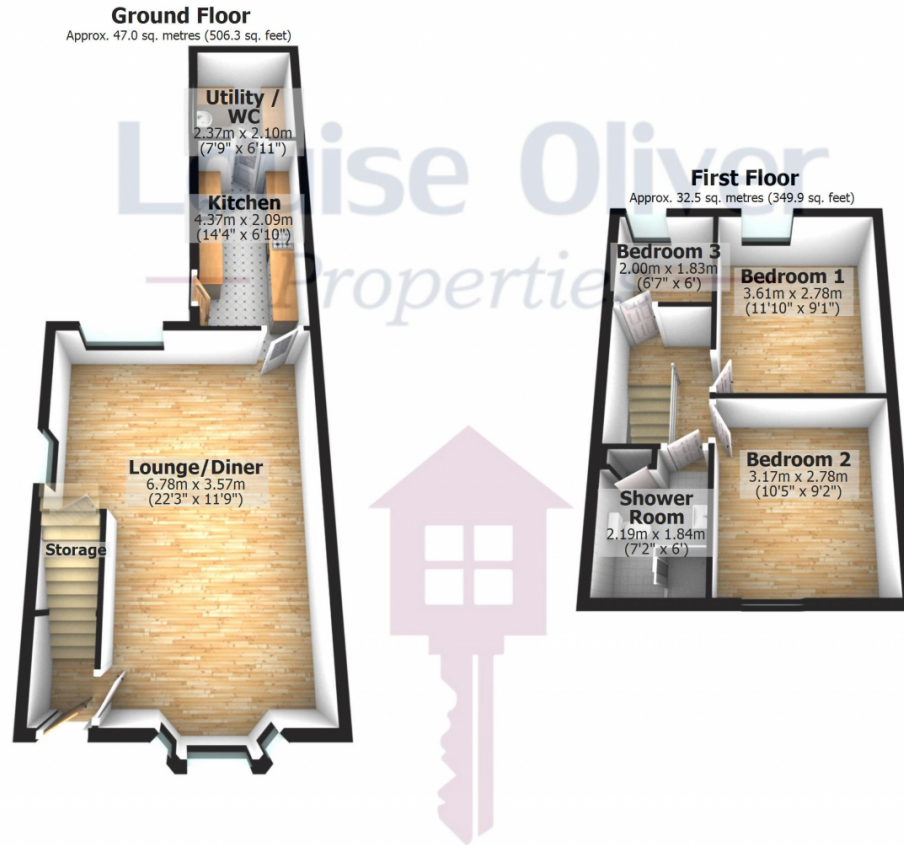
**Bedroom Two** 3.17m x 2.78m

**Bedroom Three** 2.00m x 1.83m


**Shower Room** 2.19m x 1.84m

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Total area: approx. 79.5 sq. metres (856.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(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: 14 Cemetery Road , DN15

