



Boynton Crescent, Winterton, North Lincolnshire

£129,950

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lovelle



Key Features

- ****NO CHAIN****
- Total Floor Area: 78 Square Metres
- Recently Renovated
- Living Room
- Kitchen Diner
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Corner Plot
- Quiet Cul-De-Sac
- EPC rating C





DESCRIPTION

****NO CHAIN****

This superb home has been recently renovated by the current owners. Making it ideal for a first time buyer.

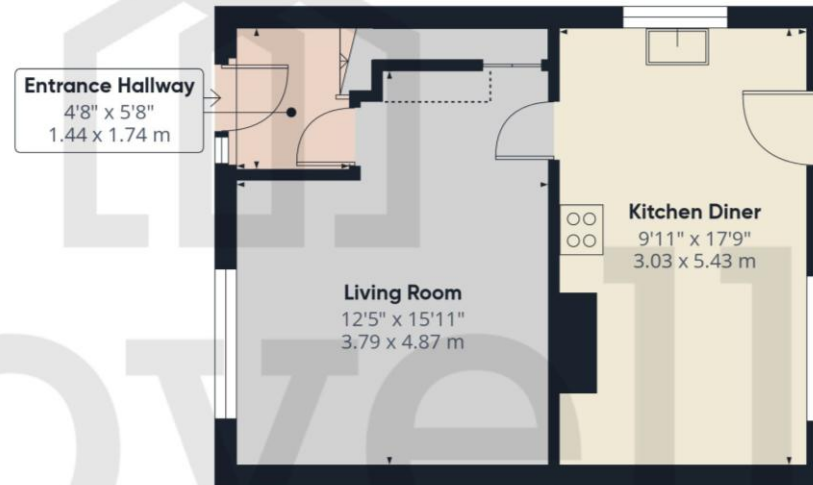
The ground floor invites you in through the welcoming hallway. Exploring deeper, it opens with a light and airy living room with the adjoining fully equipped kitchen diner. While the first floor offers three bedrooms and a family bathroom.

To complete this home is the rear garden. Fully enclosed and ideal for relaxing and enjoying a moment to yourself. Not to forget the workshop adding endless possibilities to the property.

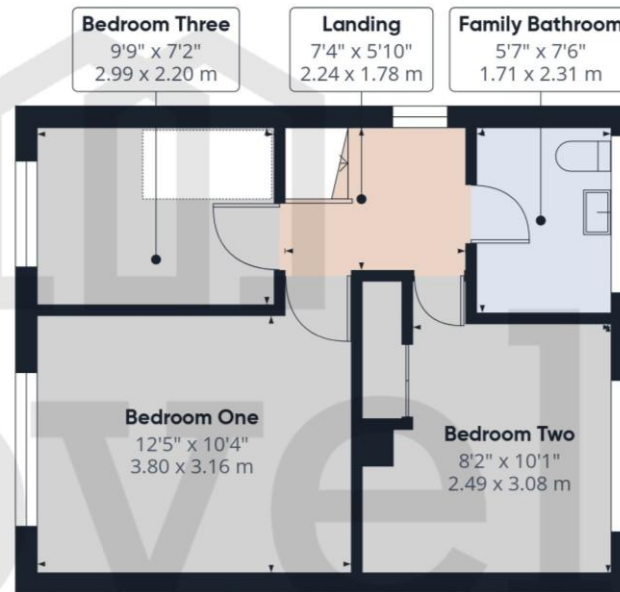
Viewing is An Absolute Must!



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Boynton Crescent, Winterton, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Follow us on:



ENTRANCE 1.44m x 1.74m (4'8" x 5'8")

Entered through a UPVC door with sidelights into the hallway. Door to the living room and a staircase to the first floor accommodation.

LIVING ROOM 3.79m x 4.87m (12'5" x 16'0")

Welcoming and cosy room, perfect for the full family to enjoy. Window to the front elevation and doors to the kitchen diner.

Finished with a handy under stairs storage cupboard.

KITCHEN DINER 3.03m x 5.43m (9'11" x 17'10")

Range of wall and base units in a dove grey finish with contrasting work surfaces and upstands. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring hob with an extraction canopy over. Plumbing for a washing machine and space for a tall fridge freezer.

Windows to the side and rear elevation, half glazed UPVC door to the rear garden.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.8m x 3.16m (12'6" x 10'5")

Window to the front elevation.

BEDROOM TWO 2.49m x 3.08m (8'2" x 10'1")

Window to the rear elevation.

Handy storage cupboards.

BEDROOM THREE 2.99m x 2.2m (9'10" x 7'2")

Window to the front elevation.

FAMILY BATHROOM 1.71m x 2.31m (5'7" x 7'7")

Three piece white bathroom suite incorporating a bathtub with a shower over, vanity wash hand basin with a mixer tap and a push button WC.

Decorative tiles throughout and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Fully laid to lawn with mature shrubbery adorning it. Gated access to the rear.

REAR ELEVATION

Fully enclosed rear garden, predominantly laid to lawn with a delightful patio area. Perfect to entertain or enjoy a moment to yourself.

WORKSHOP 2.79m x 2.19m (9'2" x 7'2")

LOCATION

Winterton is a town in North Lincolnshire, England, 5 miles (8 km) north-east of Scunthorpe The 2011 census found 4,899 inhabitants, in 2,001 households. Major north-south/east-west streets of Winterton are Market Street and Northlands Road. Winterton is near to the banks of the Humber and is 8 miles (13 km) south-west of the Humber Bridge which can be seen from many parts of the town.

BROADBAND TYPE

Standard - 16 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 75 Mbps (download speed), 18 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Good,
Available - O2, Vodafone, Three, EE.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

