



Mill House Lane, Winterton, Scunthorpe DN15 9QP

welcome to

Mill House Lane, Winterton Scunthorpe

Detached family home on Mill House Lane, Winterton, offering three bedrooms, open-plan living, modern kitchen, study, utility room, ample parking, and block paved rear garden with brick shed.



Entrance Hall

Double-glazed entrance door to front aspect, radiator, laminate flooring and coving to the ceiling.

Cloakroom

WC, wash hand basin, tiling to the walls, laminate flooring and flush door.

Open Plan Lounge/Dining Room

22' 5" x 13' 11" max (6.83m x 4.24m max)

Double-glazed bow window to front, two radiators, wall lights, additional double-glazed window and a door to rear, coving to the ceiling and internal wood/glazed panel door.

Study

9' 10" x 8' 11" (3.00m x 2.72m)

Double-glazed window to front, radiator and colonial door.

Kitchen/Breakfast Room

16' 7" x 9' 5" (5.05m x 2.87m)

Fitted kitchen with the range of wall and base cupboards, work surfaces, stainless-steel sink and drainer, stainless-steel double electric oven, stainless-steel 5 ring gas hob, stainless-steel cooker hood, radiator, two double-glazed windows to rear aspect, double-glazed door, tiling to the walls, laminate flooring, breakfast bar and colonial door.

Utility Room

Wall cabinets, worksurface, plumbing for the washing machine, laminate flooring and colonial door.

Landing

Stairs from entrance hallway, double-glazed window to front, radiator, access to fully boarded loft, radiator and coving to the ceiling.

Bedroom One

13' 11" x 11' 1" (4.24m x 3.38m)

Double-glazed window to front, radiator, flush door and coving to the ceiling.

Bedroom Two

13' 11" x 8' 6" (4.24m x 2.59m)

Double-glazed window to rear, radiator, flush door and coving to the ceiling.

Bedroom Three

12' 7" x 9' 6" (3.84m x 2.90m)

Two double-glazed windows, radiator, flush door.

Bathroom

Bath with mixer taps and shower attachment, wash hand basin, heated towel rail, fully tiled walls, shower cubicle, cupboard housing central heating boiler, double-glazed window to rear and flush door.

Separate Wc

WC, wash hand basin, tiling to the walls, laminate flooring, double-glazed window to rear, and flush door.

Front Garden

Low maintenance garden with block paved front offering ample amounts of parking for vehicles.

Rear Garden

Patio area, block paving, timber fencing forming boundary and cold water tap.

Outbuilding

Brick-built shed with power and lighting.



check out more properties at williamhbrown.co.uk



welcome to

Mill House Lane, Winterton Scunthorpe

- Detached house in desirable Winterton location
- Three bedrooms
- Utility room
- Fully boarded loft for storage
- Low-maintenance front garden with ample parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£230,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SCT111421 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



williamhbrown.co.uk