



Borrowdale Cottage, High Burgage, WINTERINGHAM

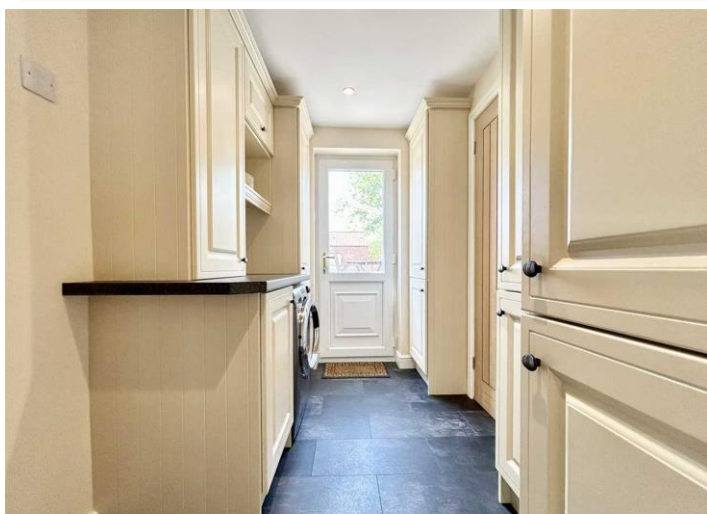
New £215,000



- Character Stone Cottage
- Off Road Parking to the Rear
- Summer House/Studio with Bar
- Separate Utility Room
- Two Double Bedrooms
- Chain Free
- Garage & Workshop
- Modern Traditional Kitchen
- Stylish Modern Bathroom



Welcome to Borrowdale Cottage, a charming renovated, two bedroomed stone cottage in the desirable location of Winteringham. The property enjoys spacious open plan living with a modern but traditional breakfasting kitchen, separate utility room and bathroom to the ground floor with the first floor providing two double bedrooms with the master having a dressing room and en-suite shower room. There is off road parking and a garage with workshop to the bottom of the garden and the fantastic addition of the well appointed summer house with multiple options of use.



## **ACCOMMODATION**

Having been sympathetically renovated with traditional features, solid oak internal doors to the ground floor, arranged over two floors and benefits having a driveway, off road parking, two garages, one with workshop and a well appointed summer house/studio.

### **LOUNGE DINING ROOM 7.62m (25' 0") x 3.72m (12' 2")**

Enter the property via the uPVC front door into a bright and spacious open plan lounge diner enjoying exposed beams and brick feature fireplace incorporating a cast iron log burner and lighting. There are two pendant lights to the ceiling, two central heating radiators, two uPVC double glazed windows to the front aspect and wood effect laminate flooring. An open returning staircase takes you to the first floor and has an under stairs storage cupboard.

### **KITCHEN 4.53m (14' 10") x 2.75m (9' 0")**

Step down into a modern but traditional breakfasting kitchen Fitted with a range of high and low level units and island with seating incorporating complementary worktops, a 1.5 composite sink with a chrome mixer tap over and tiled splash backs. The kitchen is fitted with an electric oven, induction hob with built in extractor, microwave and dishwasher. There is space for a free standing fridge freezer, spotlights to the ceiling, a uPVC double glazed window and french doors to the rear garden, a tradition style central heating radiator and tile effect click flooring.

### **UTILITY ROOM 2.89m (9' 6") x 1.78m (5' 10")**

Step up into a well appointed utility room fitted units and worktops to match the kitchen. There is an under counter recess with plumbing for a washing machine, spotlights to the ceiling, tile effect click flooring and an external door to the rear garden.

### **BATHROOM 2.69m (8' 10") x 1.41m (4' 8")**

A luxury fully tiled bathroom provides a large corner bath with mains shower over fitted with a TV and a combination unit to include a wash basin with chrome mixer tap having storage under and a WC. There are spotlights to the ceiling, a traditional central heating radiator, a uPVC double glazed window to the rear and tile effect click flooring.

## **LANDING**

Climb the stairs to the carpeted landing with pendant light to the ceiling and internal doors to both bedrooms.

### **BEDROOM ONE 3.71m (12' 2") x 3.81m (12' 6")**

Providing a range of built in wardrobes, and built in cupboard, a uPVC double glazed window to the front elevation, a pendant light a loft access to the ceiling, a central heating radiator and carpeted flooring.

### **DRESSING ROOM 3.68m (12' 1") x 2.82m (9' 3")**

Step down into the dress room having wall lighting, a uPVC double glazed window to the rear elevation, a central heating radiator and carpeted flooring.

### **EN-SUITE SHOWER ROOM 2.66m (8' 9") x 1.06m (3' 6")**

A fully tiled suite fitted with a mains shower enclosure, a pedestal wash basin and close coupled WC. There is wall lighting and tile effect cushion flooring.

### **BEDROOM TWO 3.39m (11' 1") x 3.72m (12' 2")**

A double bedroom fitted with a built in cupboard housing the Ideal gas combination boiler. There is a uPVC double glazed to the front elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

## **OUTSIDE**

There is a hard standing driveway to the bottom of the garden with secure double gates opening to a garage with workshop measuring 6.22m x 6.34m having a main up and over door, lighting and electricity, timber framed windows and a side access door. The garden is mainly laid to lawn with a raised decking area, an additional sectional garage with double doors to the front and a timber shed.

### **SUMMER HOUSE / STUDIO 8.30m (27' 3") x 4.22m (13' 10")**

Having raised timber decking surrounding the Summer House and accessed via double doors, fitted with a fully functional bar. There are timber double glazed windows to the front, lighting and electricity.

## **FIXTURES AND FITTINGS**

All built in appliances, light fittings and floor coverings are to be included within the sale of the property. The pool table can be included by separate negotiation.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property.

## **COUNCIL TAX**

The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council













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