



The Cottage, Station Road, HOWSHAM, LN7 6JY

Offers over £260,000



- Full Refurbishment Required
- 0.66 Acre Plot
- Oil Central Heating
- Countryside Views
- Huge Potential
- Semi Rural Location
- Two Bedrooms

Bell Watson Estate Agents are excited to market for sale this well proportioned two bedroomed detached bungalow currently requiring a scheme of refurbishment sat on approx 0.66 acres and favourably positioned on the outskirts of Howsham village. The bungalow briefly provides a large dining kitchen, separate utility room, central hallway, a large lounge with vaulted ceiling, two double bedrooms and a shower room. Outside you will find large gardens with numerous outbuildings and extensive off road parking.



ACCOMMODATION

Arranged over the ground floor requiring a scheme of refurbishment throughout.

DINING KITCHEN 7.29m (23' 11") x 3.18m (10' 5")

Enter the property via the uPVC external door at the rear of the bungalow into the open plan dining kitchen with feather brick wall. The kitchen provides a range of high and low level country style units with butcher block worktops incorporating a Belfast sink with chrome mixer tap. There is space for a Rangemaster with extractor over. A uPVC double glazed window and sliding doors open to the rear of the property with 2 light fittings to the ceiling a central heating radiator and wood effect cushion flooring.

UTILITY ROOM 4.45m (14' 7") x 2.44m (8' 0")

Step down into a utility area having a range of units, double glazed timber windows to the side and rear, a pendant light to the ceiling and wood effect cushion flooring. The oil boiler is located in here.

HALLWAY 4.66m (15' 3") x 2.22m (7' 3")

A central hallway with two pendant lights to the ceiling, a central heating radiator and carpeted flooring.

LOUNGE 9.63m (31' 7") x 3.63m (11' 11")

With a striking vault ceiling this lounge is flooded with light having uPVC double glazed windows and french doors on three side. There is a brick feature chimney breast, light fittings to the ceiling, two central heating radiators and carpet flooring.

BEDROOM ONE 3.62m (11' 11") x 3.59m (11' 9")

Providing a range of built in wardrobes fitted with mirrored sliding doors. There is a uPVC double glazed window to the front aspect, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.66m (12' 0") x 3.02m (9' 11")

Having a uPVC double glazed window to the front aspect, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

SHOWER ROOM 2.25m (7' 5") x 2.08m (6' 10")

A modern shower suite incorporates a walk in shower enclosure fitted with electric shower, a wash basin with chrome mixer tap, with storage cupboard under and a close coupled WC. There are spotlights to the ceiling, a central heating radiator and tiled flooring.

OUTSIDE

The bungalow sit on approx. 0.66 of an acre and enjoys surrounding countryside views. The timber double gates open to a large hard standing area and multiple outbuildings with the gardens mainly laid to lawn.

SERVICES (not tested)

Mains electricity, water and drainage are all understood to be connected to the property with the central heating is provided by an oil boiler and radiator system.

COUNCIL TAX

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



PROPERTY MISDESCRIPTION

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