



- Detached Bungalow on Generous Plot
- 3 Bedrooms
- 3 Reception Rooms
- Shower Room
- Ample Off Street Parking
- Pleasant Rear Garden
- Garage & Sheds
- Chain Free!

King Street, Winterton, DN15 9RN,  
£245,000





Offered for sale with NO ONWARD CHAIN, Starkey&Brown are delighted to present to the market this detached bungalow on King Street in the ever popular market town of Winterton. The bungalow is well positioned on a great size plot, set back from the road offering a good amount of off street parking as well as a generous rear garden with uninterrupted views. The internal accommodation briefly comprises of 3 bedrooms, 3 reception rooms, kitchen, shower room and inner hall. An internal inspection is highly recommended to truly appreciate all this property has to offer, call today to view! Freehold. Council tax band: C



## Hall

Having door to the front aspect, radiator, coved ceiling, loft access and storage cupboard.

## Lounge

14' 4" x 11' 1" (4.37m x 3.38m)

Having sliding doors into the conservatory, coved ceiling, two radiators and feature fireplace.

## Dining Room

11' 6" max x 15' 8" max (3.50m x 4.77m)

Having windows to the front and side aspects, coved ceiling, two radiators and feature fireplace.

## Kitchen

11' 5" x 7' 1" (3.48m x 2.16m)

Having door and window to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, space for white goods and pantry cupboard with window to the side, light and shelving.

## Conservatory

12' 5" x 6' 4" (3.78m x 1.93m)

Having windows to the rear, door to the side and radiator.

## Bedroom 1

11' 6" x 10' 8" (3.50m x 3.25m)

Having window to the side aspect, radiator, coved ceiling and fitted furniture.

## Bedroom 2

11' 6" x 9' 6" (3.50m x 2.89m)

Having window to the front aspect, radiator, coved ceiling and fitted furniture.

## Bedroom 3

11' 1" x 9' 6" (3.38m x 2.89m)

Having window to the rear aspect, coved ceiling and radiator.

## Shower Room

7' 10" x 4' 6" (2.39m x 1.37m)

Having window to the side aspect, radiator, coved ceiling, shower cubicle, wash hand basin and low level WC.

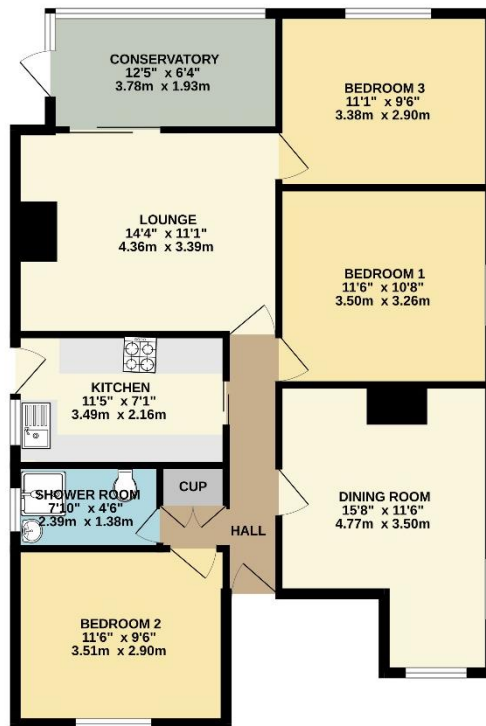
## Outside

Gated access provides entry to a long driveway with off street parking for numerous vehicles. The front is mainly used for parking, whilst also having a lawned garden with a range of plants. The rear garden is mainly laid to lawn with two sheds, garage, a range of plants, trees, shrubs, paved area and uninterrupted views to the rear.





GROUND FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: [scunthorpe@starkeyandbrown.co.uk](mailto:scunthorpe@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE