



- Detached Family Home
- 4 Bedrooms
- Master En-suite & Family Bathroom
- Ground Floor WC

- Utility Room
- 17ft5 Kitchen/Diner
- Good Size Garden
- Off Street Parking & Garage

Cornfield Way, Winterton, DN15 9FG,  
Offers in the Region Of £255,000





Starkey&Brown are delighted to offer for sale this beautifully presented detached family home in the ever popular market town of Winterton. The accommodation briefly comprises of 4 well proportioned bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hall, WC, dual aspect lounge, utility room and 17ft5 kitchen/diner with French doors. Outside the property has off street parking, garage and a generously sized rear garden which is mainly laid to lawn. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



## Entrance Hall

Having door to the front aspect, uPVC double glazed window to the side aspect, radiator and stairs rising to the first floor.

## Ground Floor WC

2' 6" x 5' 2" (0.76m x 1.57m)

Having uPVC double glazed window to the side aspect, wash hand basin, low level WC and radiator.

## Lounge

10' 4" x 15' 1" (3.15m x 4.59m)

Having uPVC double glazed windows to the front and side aspects and radiator.

## Kitchen/Diner

17' 5" max x 12' 9" max (5.30m x 3.88m)

Having uPVC double glazed window and French doors to the rear aspect, radiator, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space for fridge freezer.

## Utility Room

5' 2" x 4' 9" (1.57m x 1.45m)

Having door to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, radiator, boiler and space/plumbing for washing machine.

## First Floor Landing

Having uPVC double glazed window to the side aspect, radiator and access to the loft.

## Bedroom 1

8' 4" x 11' 8" (2.54m x 3.55m)

Having uPVC double glazed window to the front aspect, radiator and door to en-suite.

## En-suite

8' 3" x 3' 5" (2.51m x 1.04m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, low level WC and radiator.

## Bedroom 2

8' 4" x 11' 10" (2.54m x 3.60m)

Having uPVC double glazed window to the rear aspect and radiator.

## Bedroom 3

8' 4" x 6' 9" (2.54m x 2.06m)

Having uPVC double glazed window to the rear aspect and radiator.

## Bedroom 4

8' 4" x 6' 2" (2.54m x 1.88m)

Having uPVC double glazed window to the front aspect and radiator.

## Family Bathroom

5' 2" x 6' 2" (1.57m x 1.88m)

Having uPVC double glazed window to the side aspect, panelled bath, wash hand basin, low level WC and radiator.

## Garage

8' 7" x 16' 10" (2.61m x 5.13m)

Having up and over door.

## Outside

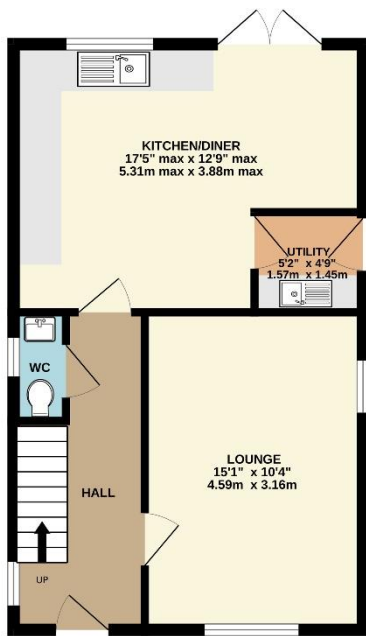
Having a lawned front garden, off street parking, garage and enclosed rear garden which is mainly laid to lawn with a paved patio area.



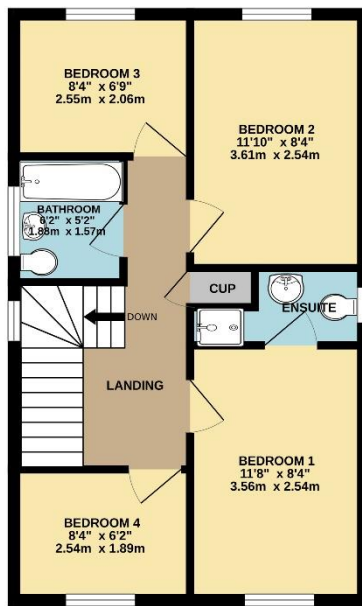




GROUND FLOOR



1ST FLOOR



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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

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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.

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