





- CHAIN FREE!
- Detached Bungalow
- 2 Double Bedrooms
- Kitchen & Utility Room
- Spacious Rear Garden
- Garage with Workshop
- Off Street Parking
- Popular Location

Northlands Road, Winterton, DN15 9UL,
£199,950

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Offered for sale with NO ONWARD CHAIN in the sought after location of Winterton is this detached bungalow on Northlands Road. The property offers spacious and flexible accommodation throughout, briefly comprising of an entrance hallway, 2 double bedrooms, bathroom, lounge, kitchen, utility room and 2 sun rooms overlooking the rear garden. The property sits on an excellent plot with off street parking to the front, double gates to the side leading to a garage with adjoined workshop, there's also a generously sized rear garden with enviable open views to the rear. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C









Entrance Hallway
Having front entrance door and radiator.

Lounge
13' 0" x 13' 10" (3.96m x 4.21m)
Having uPVC double glazed windows to the front and side aspects and two radiators.

Kitchen
13' 0" x 11' 9" (3.96m x 3.58m)
Having uPVC double glazed windows to the side and rear aspects, coved ceiling, radiator, wall and base units with work surfaces over, inset sink and drainer unit, space for oven and space for fridge freezer.

Utility Room
6' 1" x 9' 3" (1.85m x 2.82m)
Having uPVC double glazed window to the rear aspect, radiator, wall and base units with work surfaces over, inset sink and drainer unit and space/plumbing for white goods.

Sun Room
11' 7" x 9' 3" (3.53m x 2.82m)
Having uPVC double glazed windows and French doors to the rear garden and radiator.

Sitting Room
11' 6" x 9' 3" (3.50m x 2.82m)
Having uPVC double glazed windows to the rear aspect and radiator.

Bedroom 1
11' 8" x 12' 0" (3.55m x 3.65m)
Having uPVC double glazed window to the front aspect and radiator.

Bedroom 2
11' 8" x 11' 8" (3.55m x 3.55m)
Having uPVC double glazed window to the rear aspect and radiator.

Bathroom
6' 9" x 7' 7" (2.06m x 2.31m)
Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin, WC, heated towel rail, coved ceiling and loft access.

Garage
15' 6" x 9' 3" (4.72m x 2.82m)
Having up and over door to the front, light, power and adjoining workshop (6ft4 x 9ft3) with light, power, door to the side and window to the rear.

Outside Front
Having a low maintenance front garden with walled front, off street parking for numerous vehicles and double gates to the rear garden.

Outside Rear
The garden offers an excellent degree of privacy and enjoys field views to the rear. The enclosed garden is mainly laid to lawn with a fenced surround and patio.

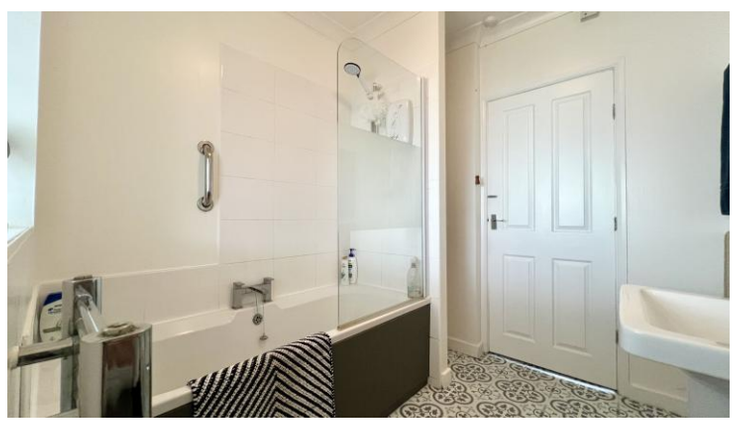
Agents Note
The property has approved planning permission for the following: In and out driveway, grey windows, whole bungalow rendered, solid roof on sun room, change of window in the back bedroom from rear to side, installation of skylight in bathroom and extra wc in utility room. More details can be viewed on the following link:
https://apps.northlincs.gov.uk/application/pa-2023-1924





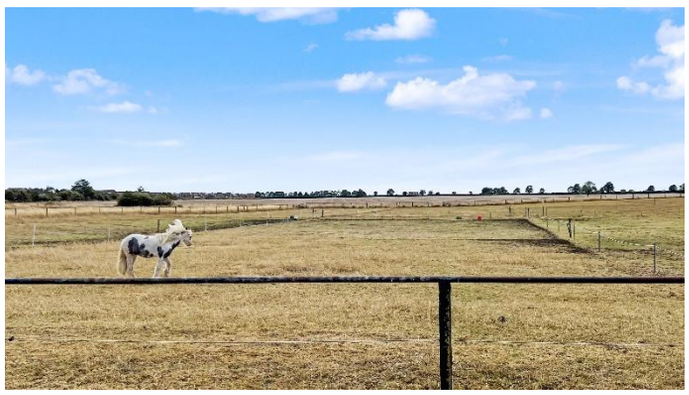






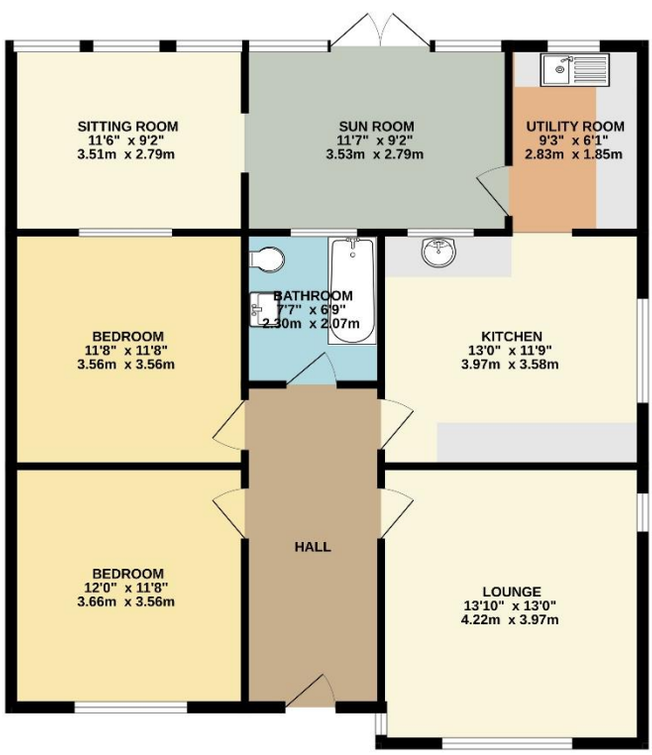








GROUND FLOOR



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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

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.

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