



King Street, Winterton Scunthorpe DN15 9TP

welcome to

King Street, Winterton Scunthorpe

A spacious end-terraced house on King Street, Winterton, offering versatile accommodation including multiple reception rooms, four bedrooms plus an office, a modern kitchen with island, downstairs shower room, generous rear garden with off-road parking, and the added benefit of a replaced roof.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Front entrance door, under-stairs cupboard, and a radiator.

Shower Room

WC, wash hand basin, shower cubicle, heated towel rail, and double-glazed window to rear aspect.

Lounge

Double-glazed window to front aspect, laminate flooring, electric fireplace set in surround, coving to the ceiling, and a radiator.

Dining Room

Two double-glazed windows, electric fireplace set in surround, radiator, and French doors.

Snug/Office

Double-glazed window to rear aspect.

Kitchen

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work surfaces, plumbing for a washing machine, island with base cupboards, radiator, door to garden, beams to the ceiling, single-glazed internal French door to lounge, and 5 double-glazed windows.

Landing

Stairs from entrance hallway, double-glazed window mid staircase to rear aspect.

Bedroom One

Double-glazed window to front aspect, built in wardrobe, and a radiator.

Bedroom Two

Double-glazed window to rear aspect, and a radiator.

Bedroom Three

Double-glazed window to side aspect, and a radiator.

Bedroom Four

Double-glazed window to front aspect, and a radiator.

Store/Office Room

Double-glazed window to front and a radiator.

Bathroom

Two double-glazed windows, radiator, bath with mixer taps and a shower over, wash hand basin with vanity unit, WC, inset spotlights, and a storage cupboard housing central heating boiler.

Rear Garden

Mainly laid to lawn and includes a block-paved area providing off-road parking, accessed via a double side gate. The garden further benefits from a timber shed, timber summerhouse, and timber fencing forming the boundary.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End-terraced house
- Four bedrooms plus additional office

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT110948 - 0005

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