



Poppyfield Way, Winterton, North Lincolnshire

Offers over £240,000

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lovelle





## Key Features

- Total Floor Area:- 97 Square Metres
- Quiet Cul-De-Sac
- Kitchen Diner
- Spacious Lounge
- Utility Room
- Downstairs WC
- Four Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Detached Garage
- EPC rating B









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## DESCRIPTION

Enjoying a quiet cul-de-sac setting is this detached family home. Having been loved by the current owners, the property is ready for someone new to make it their own.

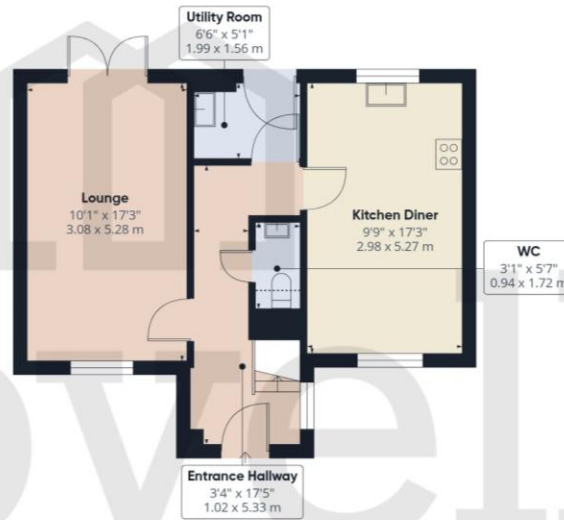
The generously proportioned accommodation invites you into a bright entrance hallway with doors to all principal rooms. As you make your way through, you are greeted by a fully equipped kitchen diner with an adjacent utility room. Not to forget the downstairs WC, adding convenience and practicality to the property. While the lounge offers a fabulous space for those who love to entertain or simply pause and enjoy the views of the rear garden. While the first floor boasts four bedrooms, with the principal one having an en-suite and the rest benefitting from a family bathroom.

Outside there is an attractive rear garden, laid to lawn with multiple seating areas. Perfect for a family or somebody who enjoys nature and being outdoors. A private drive provides off street parking and access to the detached garage.

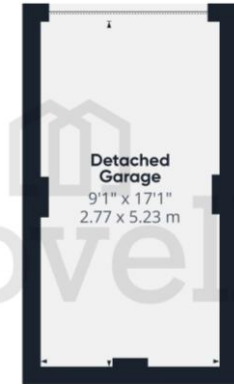
We anticipate a high demand for this property, viewing is highly recommended!



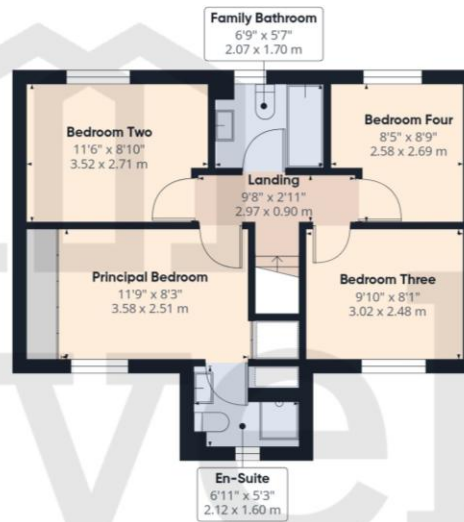
## FLOORPLAN



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1



## Poppyfield Way, Winterton, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band C

### VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

### AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

### HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Follow us on:



**ENTRANCE** 1.02m x 5.33m (3'4" x 17'6")

Entered through a composite door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

**LOUNGE** 3.08m x 5.28m (10'1" x 17'4")

A light and airy room with double opening French doors to the rear elevation and a further window to the front elevation.

**KITCHEN DINER** 2.98m x 5.27m (9'10" x 17'4")

Range of wall and base units with contrasting work surfaces and upstands. Composite sink and drainer with a swan neck mixer tap. Inset electric oven and a 4 ring hob with an extraction canopy over. Space for an American style fridge freezer.

Dual aspect with windows to the front and rear elevation.

**UTILITY ROOM** 1.99m x 1.56m (6'6" x 5'1")

Base unit with a circular wash hand basin and a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer.

Half glazed UPVC door to the rear elevation.

**WC** 0.94m x 1.72m (3'1" x 5'7")

Two piece suite incorporating a push button WC and a vanity wash hand basin with hot and cold water taps.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.58m x 2.51m (11'8" x 8'2")

Fitted bedroom furniture incorporating multiple wardrobes.  
Window to the front elevation and a door to the en-suite.

**EN-SUITE** 2.12m x 1.6m (7'0" x 5'2")

Three piece white suite incorporating a shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap.  
Window to the front elevation.

**BEDROOM TWO** 3.52m x 2.71m (11'6" x 8'11")

Window to the rear elevation.

**BEDROOM THREE** 3.02m x 2.48m (9'11" x 8'1")

Window to the front elevation.

**BEDROOM FOUR** 2.58m x 2.69m (8'6" x 8'10")

Window to the rear elevation.

**FAMILY BATHROOM** 2.07m x 1.7m (6'10" x 5'7")

Three piece suite incorporating a bathtub with a shower over, push button WC and a vanity wash hand basin with a mixer tap. Chrome effect towel rail radiator and decorative tiles throughout.  
Window to the rear elevation.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Manicured lawn with a driveway to the side providing ample of street parking and gated access to the rear garden.

**DETACHED GARAGE** 2.77m x 5.23m (9'1" x 17'2")

Up and over door, power and lighting.

**REAR ELEVATION**

Predominantly laid to lawn with multiple seating areas and fully enclosed by wooden fencing.

**GREENBELT CHARGE**

This property is subject to a Greenbelt charge which we currently believe is set at £10.00 per annum.

**LOCATION**

Winterton is a town in North Lincolnshire, England, 5 miles (8 km) north-east of Scunthorpe The 2011 census found 4,899 inhabitants, in 2,001 households. Major north-south/east-west streets of Winterton are Market Street and Northlands Road. Winterton is near to the banks of the Humber and is 8 miles (13 km) south-west of the Humber Bridge which can be seen from many parts of the town.



**BROADBAND TYPE**

Standard- 16 Mbps (download speed), 1 Mbps (upload speed),  
Superfast- 73 Mbps (download speed), 17 Mbps (upload speed),  
Ultrafast- 1800 Mbps (download speed), 220 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
Available - EE, Three, O2.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

