



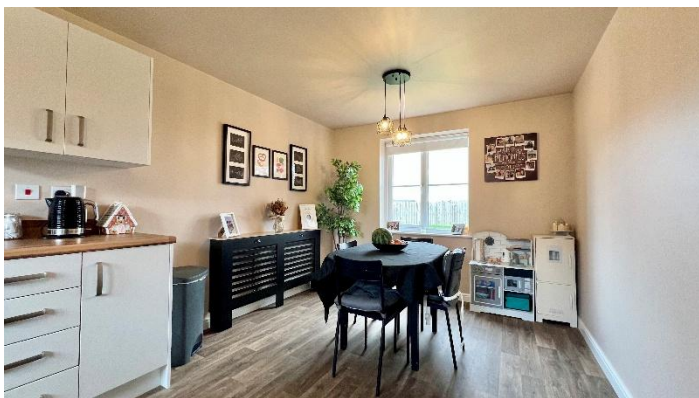
- Modern Detached Family Home
- 4 Well Proportioned Bedrooms
- Master En-suite & Family Bathroom
- Downstairs WC plus Utility Room
- Dual Aspect Lounge
- Kitchen/Diner
- Off Street Parking & Garage
- Good Size Rear Garden

Cornfield Way, Winterton, DN15 9FG,
£252,500





Starkey&Brown are delighted to offer for sale this spacious and well presented family home on Cornfield Way, Winterton. Built by Gleeson Homes in 2023, the property sits on a good size plot with off street parking and a garage to the front, with an enclosed lawned garden to the rear - ideal for families and entertaining. The internal accommodation briefly comprises of 4 well proportioned bedrooms, master en-suite and a family bathroom to the first floor, whilst downstairs boasts an entrance hall with WC, lounge overlooking the rear garden, kitchen/diner and utility room. The property sits in a great location within the sought after market town of Winterton offering an excellent range of further amenities including Co-op store, Tesco Express, convenience stores, takeaways, pubs, car garage, schools, medical centre and nursery. There is also a regular bus route to neighbouring towns/cities such as Scunthorpe, Hull and Barton Upon Humber which have further amenities and connections to towns/cities further afield. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



Entrance Hallway

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

Downstairs WC

2' 10" x 5' 2" (0.86m x 1.57m)

Having WC, wash hand basin and radiator.

Lounge

10' 3" x 17' 4" (3.12m x 5.28m)

Having uPVC double glazed window to the front aspect, uPVC double glazed French door to the rear aspect and radiator.

Kitchen/Diner

9' 7" x 17' 4" (2.92m x 5.28m)

Having uPVC double glazed windows to the front and rear aspects, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, gas central heating boiler (new 2023, serviced February 2026), space for fridge freezer and space for dishwasher.

Utility Room

6' 8" x 5' 6" (2.03m x 1.68m)

Having door to the rear aspect, radiator, base units with work surfaces over, inset sink and drainer unit and space for washing machine.

First Floor Landing

Having radiator and access to the loft. The loft is part boarded and has a ladder.

Bedroom 1

13' 9" x 8' 3" (4.19m x 2.51m)

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

En-suite

6' 10" x 5' 2" (2.08m x 1.57m)

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

Bedroom 2

10' 5" x 8' 8" (3.17m x 2.64m)

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

Bedroom 3

9' 9" x 8' 3" (2.97m x 2.51m)

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

Bedroom 4

8' 4" x 8' 8" (2.54m x 2.64m)

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

Family Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower attachment over, wash hand basin, WC and radiator.

Garage

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

Having up and over door, light and power.

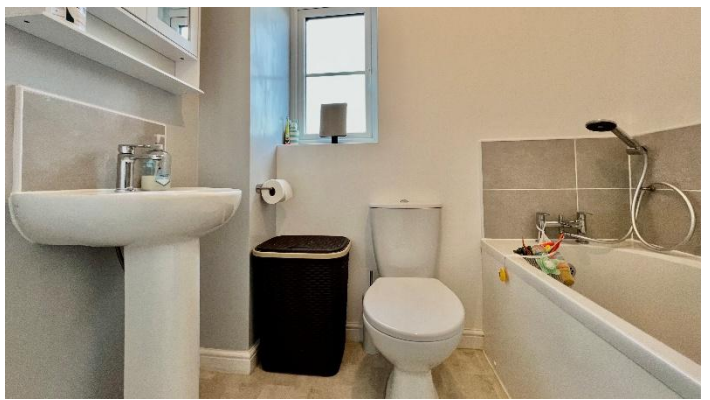
Outside Front

Having off street parking, garage, gate to the rear garden, lawned front garden and outside socket.

Outside Rear

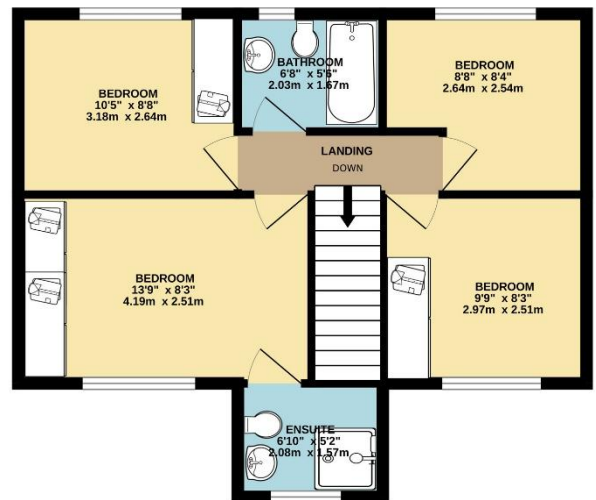
The enclosed rear garden is mainly laid to lawn with a fenced surround.





GROUND FLOOR

1ST 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



www.starkeyandbrown.co.uk

