



Cornfield Way, Winterton SCUNTHORPE DN15 9FG

welcome to

Cornfield Way, Winterton SCUNTHORPE

Well-presented 4-bed detached home in sought-after Winterton. Features include a lounge, kitchen/breakfast room, utility, downstairs WC, master bedroom with en-suite, and family bathroom. Outside boasts a driveway, garage, front lawn, and a private rear garden with patio.



Entrance Hall

Double-glazed front entrance door, double-glazed window, radiator, and laminate flooring.

Cloakroom

WC, wash hand basin, radiator, tiling to the walls, laminate flooring, and colonial door.

Lounge

17' 5" x 10' 2" (5.31m x 3.10m)

Double-glazed window to front, French double-glazed door leads into the rear garden, laminate flooring, and colonial door.

Kitchen/Breakfast Room

17' 3" x 9' 7" (5.26m x 2.92m)

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, stainless-steel electric oven, gas hob, cooker hood, plumbing for a dishwasher, central heating boiler, radiator, two double-glazed windows, splashbacks to the walls, cushion flooring, and colonial door.

Utility Room

Base cupboards, work surfaces, sink and drainer, splashbacks to the walls, plumbing for a washing machine, double-glazed door to rear, and colonial door.

Landing

Stairs from entrance hallway, radiator, and access to the part boarded loft with loft ladder.

Bedroom One

13' 10" x 8' 3" to back of wardrobe (4.22m x 2.51m to back of wardrobe)

Double-glazed window to front aspect, fitted wardrobe, and radiator.

En-Suite

WC, shower cubicle, wash hand basin, extraction fan, part tiled walls, double-glazed window to front, radiator, and cushion flooring.

Bedroom Two

11' 6" x 8' 9" to back of wardrobe (3.51m x 2.67m to back of wardrobe)

Double-glazed window to rear, fitted wardrobe, radiator, and colonial door.

Bedroom Three

9' 10" x 8' 2" (3.00m x 2.49m)

Double-glazed window to front, fitted wardrobe, radiator, and colonial door.

Bedroom Four

8' 9" x 8' 5" max (2.67m x 2.57m max)

Double-glazed window to rear, fitted wardrobe, radiator, and colonial door.

Bathroom

Bath with mixer taps and a shower over, WC, wash hand basin, double-glazed window to rear, and colonial door.

Front Garden

Laid to lawn.

Rear Garden

Good sized rear garden which is mainly laid to lawn, patio area, back seating area, cold water tap, and timber fencing forming boundary.

Garage

Brick-built garage with up & over door, and a driveway leads to the garage.



view this property online williamhbrown.co.uk/Property/SCT111154



welcome to

Cornfield Way, Winterton SCUNTHORPE

- Detached four-bedroom home
- Sought-after location in Winterton
- Master bedroom with en-suite
- Driveway and brick-built garage
- Close to local amenities, schools, and transport links

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£252,500



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SCT111154



Property Ref:
SCT111154 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



williamhbrown.co.uk