



1 Rat Abbey Farm Ermine Street, Winterton

£360,000 Freehold

A CHARMING TRADITIONAL SEMI-DETACHED HOUSE • NO UPWARD CHAIN • PEACEFUL COUNRTYSIDE LOCATION • TOTAL GROUND OF 3.7 ACRES (GRASS PADDOCK OF 2.75 ACRES) • EXCELLENT SCOPE FOR EXTENSION OR ALTERATION (stc) • LARGE FRONT DRIVEWAY • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Charming 3-bed semi-detached house on 3.7 acres with 2.75-acre paddock, large gardens, woodland, ample parking, uPVC double glazing, and oil central heating.

Scope to extend (STC).

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A CHARMING TRADITIONAL SEMI-DETACHED HOUSE
- NO UPWARD CHAIN
- PEACEFUL COUNRTYSIDE LOCATION
- TOTAL GROUND OF 3.7 ACRES (GRASS PADDOCK OF 2.75 ACRES)
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Kitchen

12' 0" x 12' 0" (3.67m x 3.67m)

Front uPVC double glazed window and front uPVC double glazed entrance door with patterned glazing, range of base and eye level furniture with a patterned worktop with tiled splash back incorporating a single stainless steel sink with drainer to the side and block mixer tap, built-in four ring electric hob with oven beneath and overhead canopied extractor, wooden style cushioned flooring, floor mounted Worcester oil central heating boiler, wall to ceiling coving and doors to the lounge and pantry.

Pantry

Front uPVC double glazed window with patterned glazing quarry tiled flooring and shelving.

Lounge

12' 0" x 14' 1" (3.67m x 4.29m)

Rear uPVC double glazed French doors allowing access to the garden, handsome multi fuel cast iron stove on stone flagged hearth, wooden beam mantle and adjoining original storage cupboard, display shelving, wall to ceiling coving and doors through to;

Inner Hallway

7' 9" x 6' 1" (2.36m x 1.86m)

Has a return staircase leading to the first floor accommodation with under stairs storage, half landing side uPVC double glazed window and doors through to;





Ground Floor Bathroom

7' 9" x 5' 10" (2.36m x 1.77m)

Side uPVC double glazed window with patterned glazing providing a suite in white comprising a low flush WC, wash hand basin, p-shaped panelled bath with electric shower over and glazed screen, cushioned flooring and tiling to walls with fitted chrome towel rail.

First Floor Landing

Provides access to three bedrooms.

Master Bedroom 1

12' 0" x 9' 8" (3.65m x 2.95m)

Rear uPVC double glazed window enjoying excellent garden views and loft access.

Front Double Bedroom 2

11' 1" x 12' 8" (3.38m x 3.85m)

Front uPVC double glazed window and built-in wardrobe.

Front Bedroom 3

8' 9" x 9' 2" (2.67m x 2.80m)

Front uPVC double glazed window.

Grounds

The property enjoys a total plot of approximately 3.7 acres and with a fenced grass laid paddock of 2.5 acres. The front has a broad frontage with large hard standing driveway and with formal lawned gardens with mature deep woodland areas and with open access to the paddock.





Outbuildings

To the front there are traditional brick built outhouses and a timber green house/potting shed.

Double Glazing

Full uPVC double glazed windows and doors.

Central Heating

There is an oil fired central heating system to radiators.

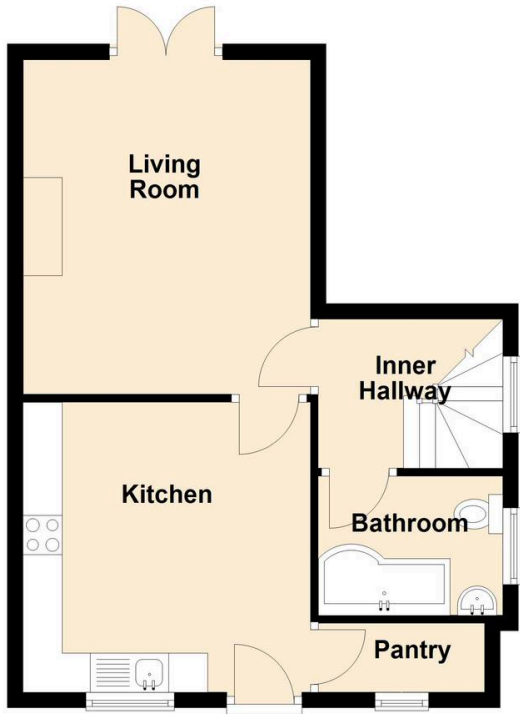






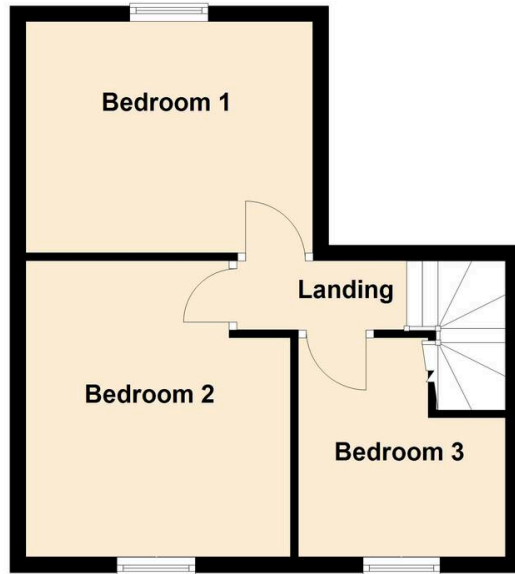
Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



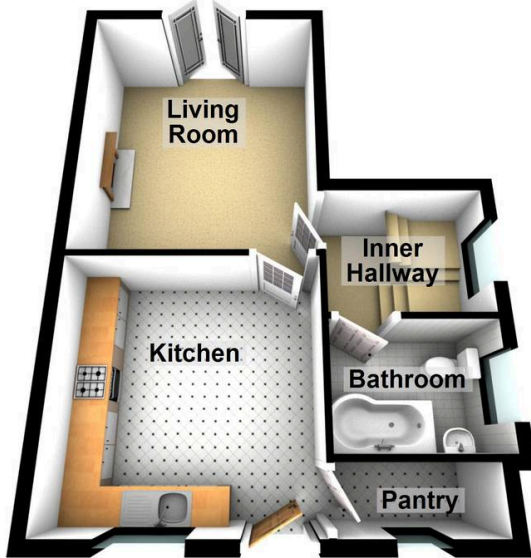
First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



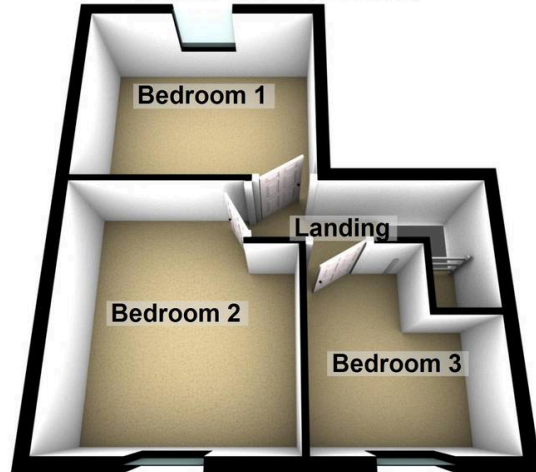
Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



Total area: approx. 75.3 sq. metres (810.7 sq. feet)

You can include any text here. The text can be modified upon generating your brochure