



- Extended Semi Detached House
- 3 DOUBLE Bedrooms
- Impressive Open Plan Kitchen/Diner
- Modern Shower Room

- Downstairs WC
- Off Street Parking & Garage
- Spacious Rear Garden
- Chain Free!

Roxby Road, Winterton, DN15 9SX,
£187,500





Offered for sale with NO ONWARD CHAIN in the sought after market town of Winterton is this EXTENDED semi detached house on Roxby Road. The accommodation briefly comprises of 3 DOUBLE bedrooms and a modern shower room to the first floor, whilst downstairs boasts an entrance hall, WC, lounge and impressive open plan kitchen/diner. Outside the property has a block paved driveway providing off street parking for numerous vehicles, garage and good size rear garden which is not directly overlooked from the rear aspect and includes a summer house ideal for home gym/bar/office space. The property has been beautifully upgraded and extended by the current owners and an internal inspection is highly recommended. The location of Winterton has an excellent array of amenities including Co-op store, Tesco Express, convenience stores, doctors surgery, takeaways, pubs, car garage, schools 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. Call today to view! Freehold. Council tax band: A



Entrance Hallway

Having front entrance door, radiator and stairs rising to the first floor with storage cupboards beneath.

Lounge

10' 3" x 11' 8" (3.12m x 3.55m)

Having uPVC double glazed window to the front aspect, coved ceiling, ceiling spotlights, radiator and double doors into kitchen/diner.

Kitchen/Diner

21' 5" max x 15' 5" max (6.52m x 4.70m)

Impressive open plan kitchen/diner new 2022. Having uPVC double glazed window and French doors to the rear aspect, vertical radiator, traditional radiator, coved ceiling, ceiling spotlights, a range of wall and base units with work surfaces over, matching island unit with induction hob and extractor fan, built in drawers and cupboards and pull out power point, built in full height fridge, built in full height freezer, built in dishwasher, built in oven and space/plumbing for white goods.

Downstairs WC

2' 8" x 6' 8" (0.81m x 2.03m)

Having uPVC double glazed window to the side aspect, WC, wash hand basin, radiator and coved ceiling.

First Floor Landing

Having uPVC double glazed window to the side aspect, coved ceiling, loft access and ceiling spotlights.

Bedroom 1

7' 1" x 19' 4" (2.16m x 5.89m)

Having uPVC double glazed window to the rear aspect, radiator, ceiling spotlights and built in wardrobes.

Bedroom 2

8' 9" x 11' 9" (2.66m x 3.58m)

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

Bedroom 3

10' 4" x 11' 7" (3.15m x 3.53m)

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

Shower Room

5' 4" x 7' 5" (1.62m x 2.26m)

Having uPVC double glazed window to the front aspect, walk in shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin and WC set in vanity unit and heated towel rail.

Garage

11' 8" x 19' 9" (3.55m x 6.02m)

Having up and over door.

Summer House

12' 5" x 9' 2" (3.78m x 2.79m)

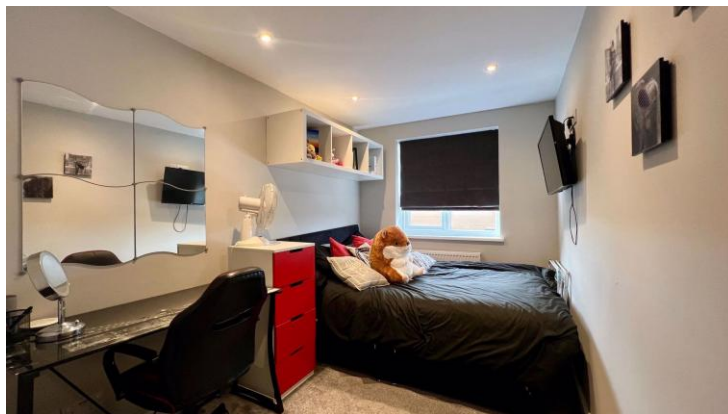
Having French doors to the front aspect, light and power.

Outside Front

A block paved driveway provides off street parking for numerous vehicles, there's also access to the garage and a gate to the rear garden.

Outside Rear

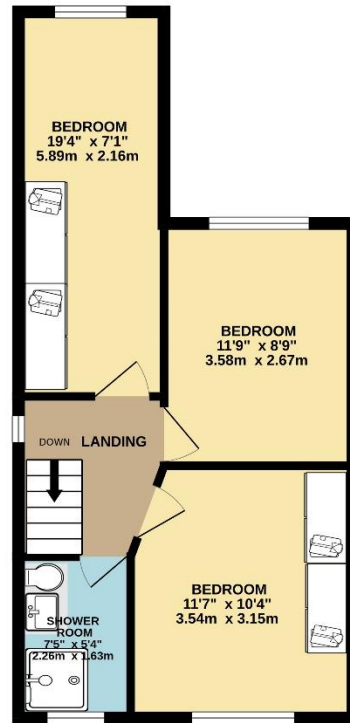
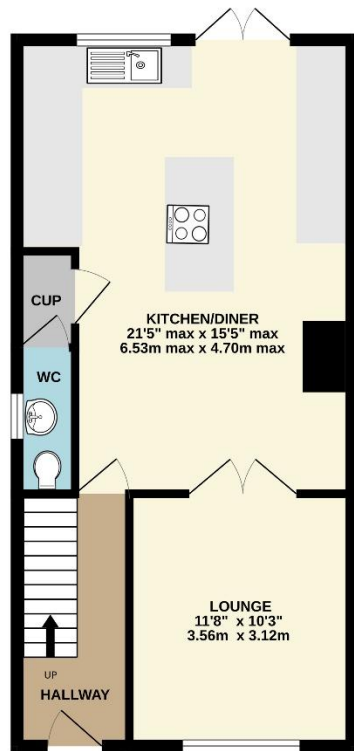
A generously sized rear garden not overlooked from the rear aspect. Having a lawned garden with a paved patio area, fenced surround and decking area.





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



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE