



- CHAIN FREE!
- Detached Bungalow
- 3 Bedrooms
- Dual Aspect Lounge

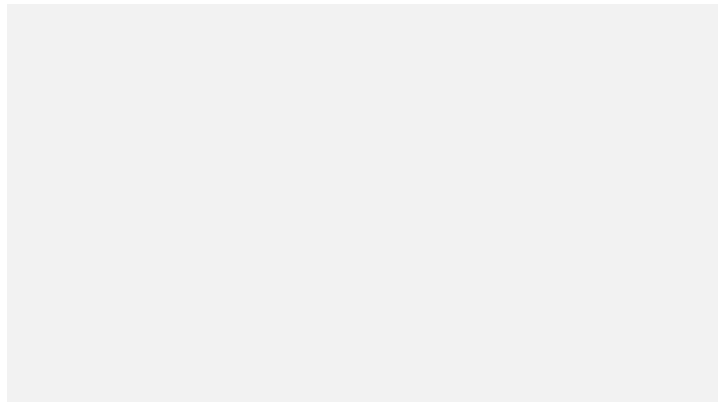
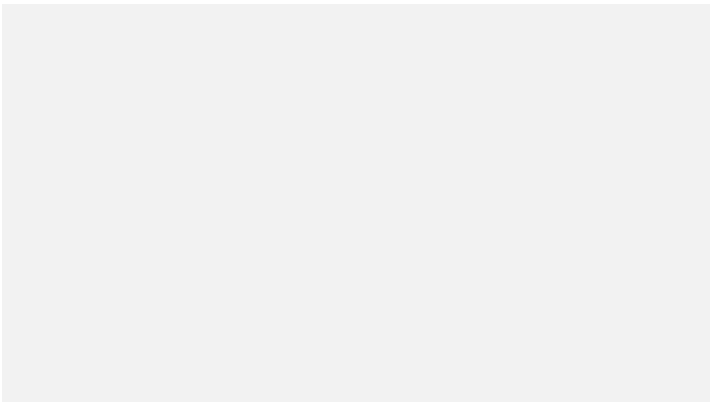
- Kitchen/Breakfast Room
- Front & Rear Gardens
- Off Street Parking & Garage
- Sought After Location

Earlsgate, Winterton, DN15 9XB,
£199,950





Starkey&Brown are delighted to offer for sale this detached bungalow within the popular location of Winterton, available with NO ONWARD CHAIN! The accommodation briefly comprises of 3 bedrooms, shower room, lounge, kitchen/breakfast room, WC and plenty of storage throughout. The property sits on a great plot with ample off street parking for numerous vehicles, garage and generously sized gardens to the front and rear. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C.



Entrance Porch

Having uPVC double glazed front entrance door and door into hallway.

Hallway

Having two radiators, storage cupboard, coved ceiling, two uPVC double glazed windows to the side aspect and a uPVC double glazed door to the side aspect.

Lounge

13' 6" x 15' 0" (4.11m x 4.57m)

Having uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear aspect, two radiators, coved ceiling and feature fireplace.

Kitchen

10' 2" x 12' 9" (3.10m x 3.88m)

Having uPVC double glazed windows to the front and rear aspects, coved ceiling, radiator, a range of wall and base units with work surfaces over, breakfast bar, inset sink and drainer unit, built in oven, hob and extractor, built in under counter fridge and space/plumbing for white goods.

Bedroom 1

11' 6" x 9' 6" (3.50m x 2.89m)

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

Bedroom 2

11' 1" x 11' 5" (3.38m x 3.48m)

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

Bedroom 3

5' 6" x 8' 5" (1.68m x 2.56m)

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

Shower Room

10' 2" x 5' 8" (3.10m x 1.73m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin set in vanity unit, WC, heated towel rail, ceiling spotlights and built in cupboard.

Lobby

5' 4" x 3' 5" (1.62m x 1.04m)

Having uPVC double glazed door to the side aspect and two storage cupboards.

WC

Having uPVC double glazed window to the side aspect and WC.

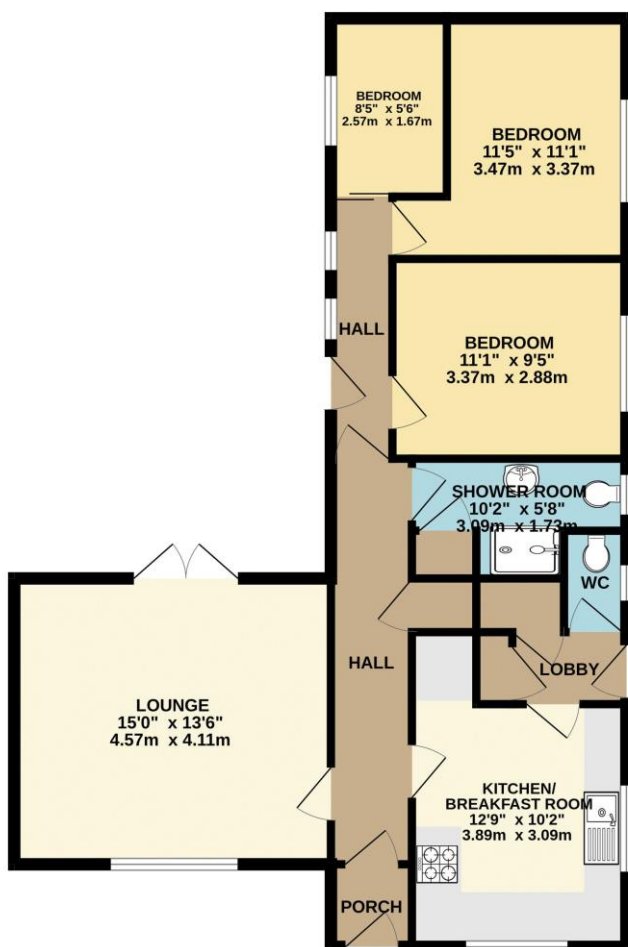
Outside

The property sits on a great size plot with a lawned garden to the front, gated access to off street parking for numerous vehicles which leads to a garage, private courtyard garden extending to rear garden which is lawned and paved.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62026

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