



- Semi Detached House
- 2/3 Bedrooms
- 21ft² Lounge/Diner
- Modern Kitchen & Shower Room

- Spacious Rear Garden
- Sought After Winterton Location
- Ideal First Time Buyer Home
- Beautifully Presented Throughout

Earlsgate, Winterton, DN15 9XA,
£149,950





Starkey&Brown are delighted to offer for sale this beautifully presented semi detached house on Earlsgate, ideally positioned in the sought after location of Winterton. The property has undergone many home improvements by the current owner over the last 4 years to include a new boiler, rewire, new shower room, new kitchen, replastering, decoration and flooring, creating an ideal home to move straight into. The accommodation briefly comprises of 2/3 bedrooms (bedroom 3 currently used as a dressing room) to the first floor, while downstairs boasts a lounge/diner, kitchen and shower room. Outside the property has a generously sized lawned garden to the rear with an outbuilding for storage. A great location with many amenities within walking distance, call today to view! Freehold. Council tax band: A



Lounge/Diner

Having double glazed windows to the front and rear aspects, under stairs storage cupboard and radiator.

Kitchen

9' 2" max x 9' 5" max (2.79m x 2.87m)

Having double glazed bay window to the side aspect, a range of wall and base units with work surfaces over, inset sink, built in oven, induction hob and extractor, built in fridge freezer, integral washing machine and ceiling spotlights.

Shower Room

6' 5" x 5' 8" (1.95m x 1.73m)

Having double glazed window to the rear aspect, shower cubicle, wash hand basin and WC set in vanity unit and heated towel rail.

First Floor Landing

Having loft access and ceiling spotlights.

Bedroom 1

9' 0" x 10' 9" (2.74m x 3.27m)

Having double glazed window to the rear aspect and radiator.

Bedroom 2

8' 10" x 9' 7" (2.69m x 2.92m)

Having double glazed window to the front aspect, radiator and storage cupboard.

Bedroom 3/Dressing Room

Currently utilised as a dressing room. Having double glazed window to the rear aspect, radiator, ceiling spotlights and fitted wardrobes.

Outside

Having a pathway with gated access down the side of the property leading to the side entrance door. There's a small paved area to the side with a gate leading to the rear garden. The rear garden is mainly laid to lawn with a fenced surround, paved patio area and outbuilding for storage.

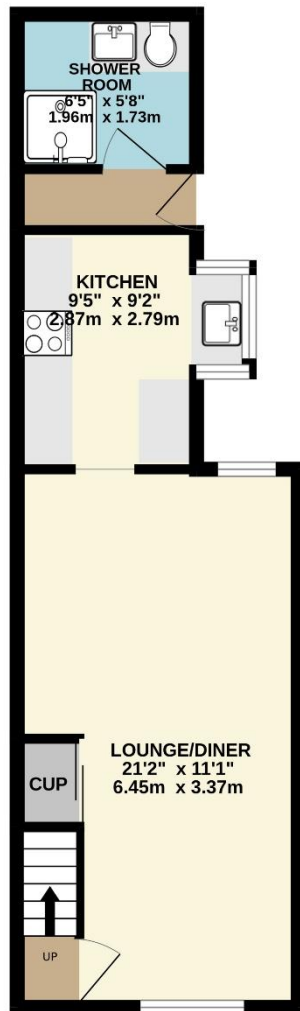




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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, 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

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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

