

Golden Reeds - Station Road, Whitton

North Lincolnshire

Guide price £325,000

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3 Station Road

Whitton, Scunthorpe

NO CHAIN

Superb family home occupying a 0.6 acre plot in a picturesque setting overlooking the Humber estuary.

Approaching this property, you are greeted by a lawned front garden and a spacious driveway wrapping to the rear of the property and offering ample off-street parking. Once inside, the bright, welcoming hall invites you to explore deeper. On the right is a fully equipped kitchen with adjacent utility areas. Straight on, is the dining room with a home office and handy downstairs WC. On the left - spacious lounge with a conservatory overlooking the rear garden. While the first floor offers four bedrooms. With the principal one benefitting from an en-suite and the rest from a family bathroom.

To the rear, is a fully enclosed garden adorned with mature trees and an extended patio area, including a terrace offering views of the surrounding nature. Finished with a double detached garage.

Viewing highly recommended!

- **NO CHAIN**
- **For sale by Modern Auction – T & Cs apply**
- **Subject to a hidden Reserve Price**
- **Buyers' Fees apply**
- **Buyer Information Pack available**
- **Total Floor Area:- 181 Square Metres**
- **Kitchen & Boot Room, Utility Room**
- **Lounge & Dining Room, Office, Conservatory**
- **Four Bedrooms & Family Bathroom, En-Suite, WC**
- **Rear Garden With Views of The Humber Estuary**

BROADBAND TYPE:

Superfast- 68 Mbps (download speed), 15 Mbps (upload speed),

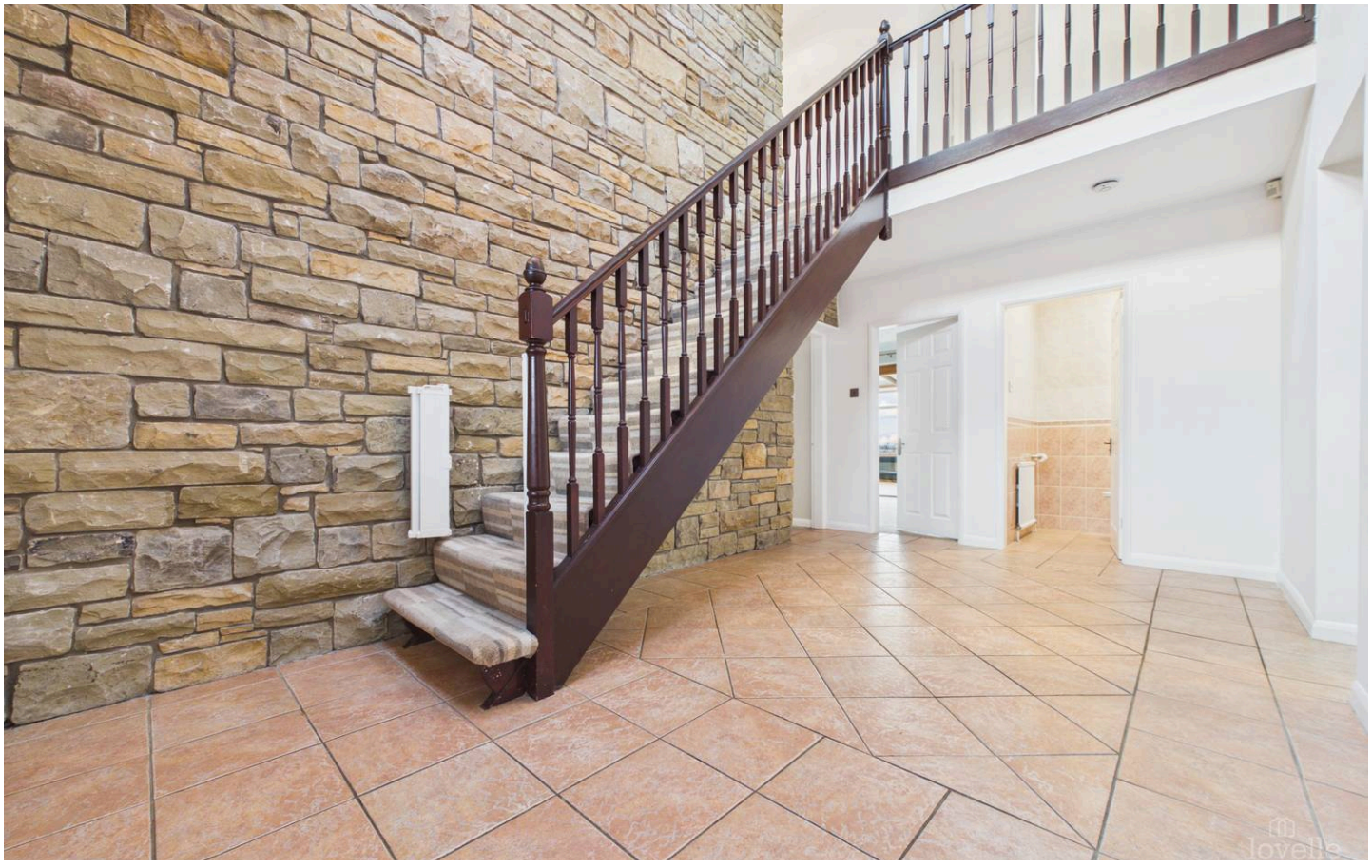
Ultrafast- 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







PORCH
6' 1" x 15' 6" (1.85m x 4.72m)
Entered through a composite door with sidelights into the porch. Handy shower.

ENTRANCE HALL
17' 6" x 9' 8" (5.34m x 2.95m)
Feature stone wall with a staircase to the first floor accommodation. Doors to all principal rooms. Window and four roof windows to the front elevation.

KITCHEN
14' 4" x 15' 10" (4.38m x 4.82m)
Range of wall and base units with contrasting work surfaces and tiled splashbacks. Black composite one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a dishwasher and space for a tall fridge freezer and a freestanding range cooker, extraction canopy over. Window and a sky light to the front elevation. Door to the pantry and utility areas.

PANTRY
6' 9" x 3' 0" (2.07m x 0.92m)
Storage shelving.

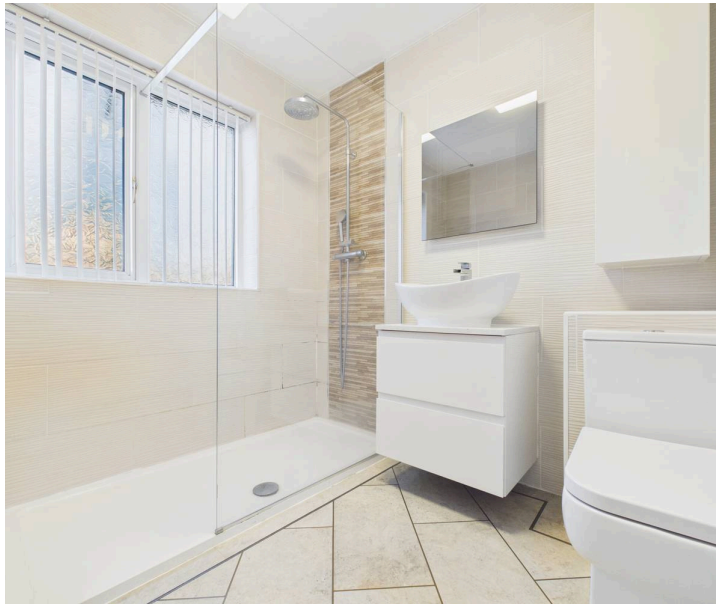
BOOT ROOM
6' 9" x 8' 6" (2.07m x 2.59m)
Fully tiled with a half glazed UPVC door with a side window to the rear elevation.

UTILITY ROOM
6' 9" x 7' 5" (2.05m x 2.26m)
Range of wall and base units with contrasting work surfaces. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for further under counter appliances. Window to the rear elevation.

WC
4' 9" x 4' 2" (1.45m x 1.27m)
Two piece suite incorporating a push button WC and a pedestal wash hand basin with hot and cold water taps.













DINING ROOM
10' 8" x 9' 2" (3.26m x 2.79m)
Archway to the conservatory and the home office.

OFFICE
4' 11" x 5' 11" (1.51m x 1.80m)
Fitted office furniture incorporating a desk and shelving. Window to the rear elevation.

LOUNGE
28' 8" x 16' 5" (8.75m x 5.01m)
Spacious room with a feature Adam Style fireplace housing an open flame fire. Dual aspect with windows to the front and side elevation and sliding patio doors to the conservatory.

CONSERVATORY
11' 2" x 18' 3" (3.40m x 5.55m)
Constructed on a low-rise brick wall and fully double glazed with a polycarbonate roof. Double opening French doors to the side elevation.







FIRST FLOOR ACCOMMODATION:
3' 0" x 16' 6" (0.91m x 5.02m)

PRINCIPAL BEDROOM
14' 5" x 11' 3" (4.40m x 3.43m)
Windows to the front and rear elevation. Door to the balcony and en-suite. Fitted wardrobes.

EN-SUITE
2' 11" x 6' 11" (0.89m x 2.10m)
Three piece suite incorporating a shower cubicle with an electric shower over, vanity hand wash basin with a mixer tap and a push button WC. Chrome effect towel rail radiator and decorative tiles throughout.

BEDROOM TWO
13' 1" x 13' 7" (3.98m x 4.14m)
Fitted mirrored wardrobes and a window to the front elevation.

BEDROOM THREE
14' 6" x 9' 11" (4.42m x 3.02m)
Storage cupboard and a window to the rear elevation.

BEDROOM FOUR
11' 1" x 6' 11" (3.37m x 2.10m)
Storage cupboard and a window to the rear elevation.

FAMILY BATHROOM
7' 8" x 7' 1" (2.33m x 2.15m)
Three piece suite incorporating a shower cubicle with a rain shower over, vanity wash hand basin with a mixer tap and a push button WC. Chrome effect towel rail radiator and decorative tiles throughout. Window to the rear elevation.

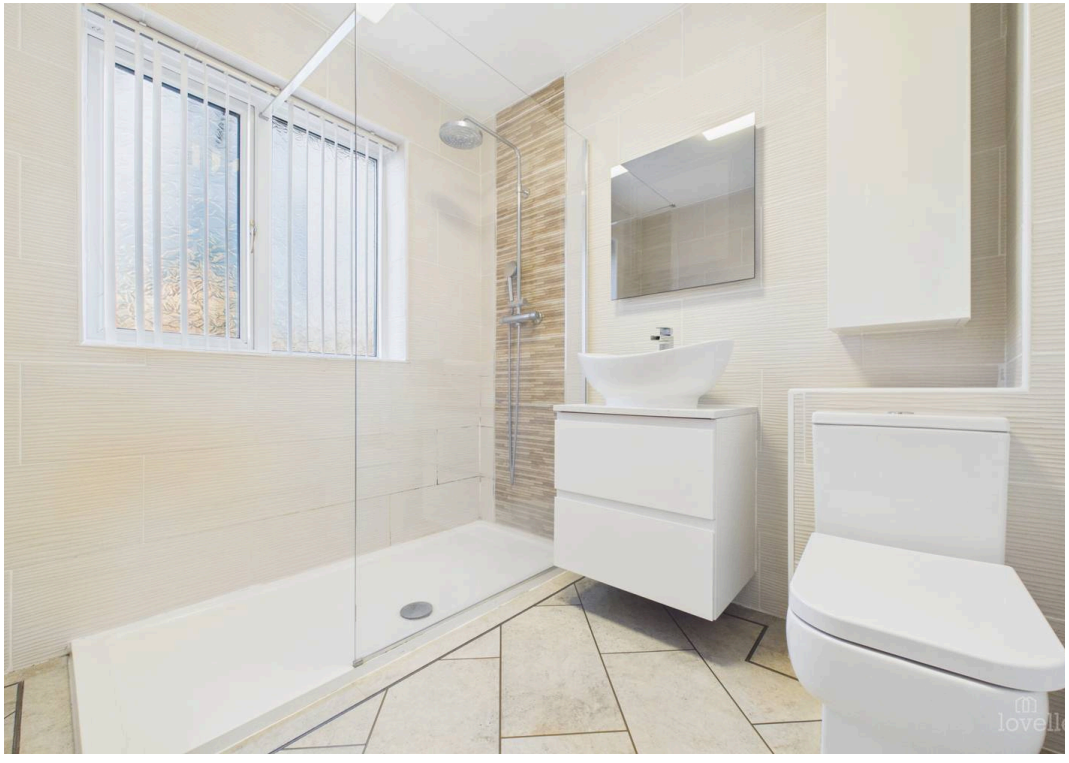
OUTSIDE THE PROPERTY:

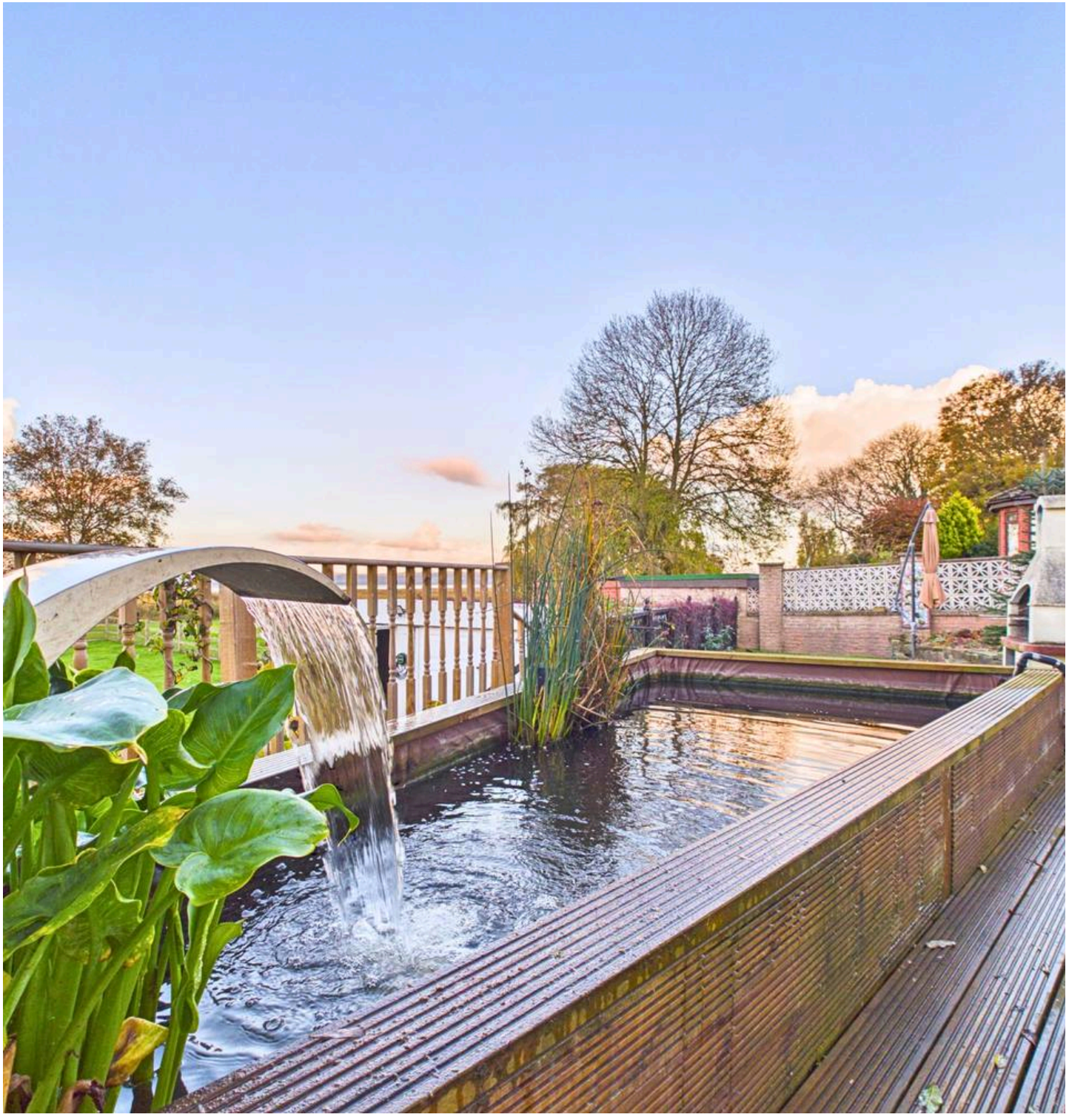
TERRACE
12' 1" x 24' 1" (3.68m x 7.35m)











FRONT GARDEN

Manicured lawn with a driveway wrapping to the rear and offering ample off-street parking for multiple vehicles.

REAR GARDEN

Predominantly laid to lawn with multiple seating areas and a raised terrace. Enclosed by an evergreen hedge and wooden fencing. Finished with a double detached garage.

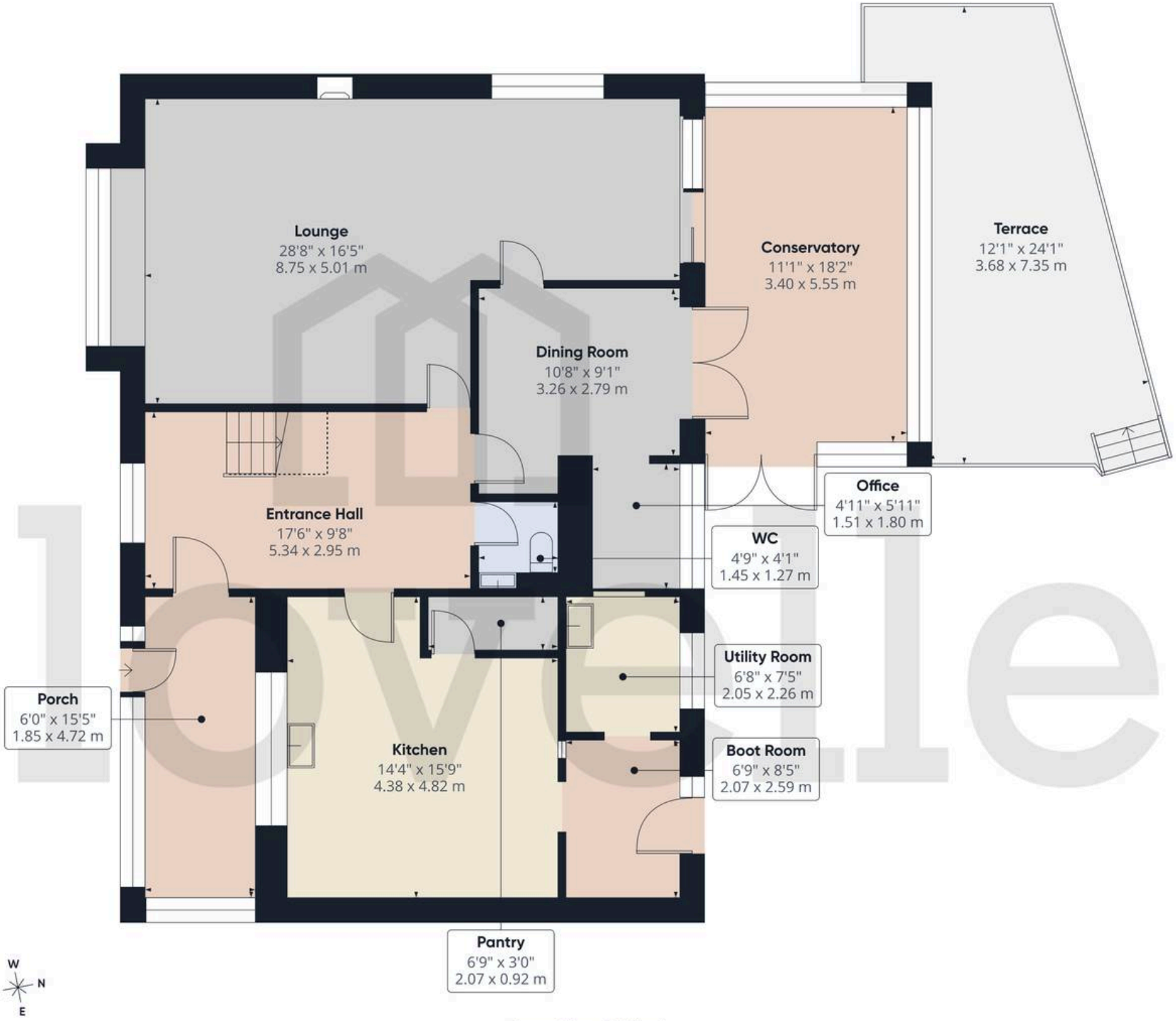
DOUBLE GARAGE

2 Parking Spaces

Double Detached Garage - up and over doors, power and lighting.

DRIVEWAY

2 Parking Spaces



Ground Floor Building 1

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Approximate total area(1)

1402 ft²

130.2 m²

Balconies and terraces

242 ft²

22.5 m²

Reduced headroom

17 ft²

1.6 m²

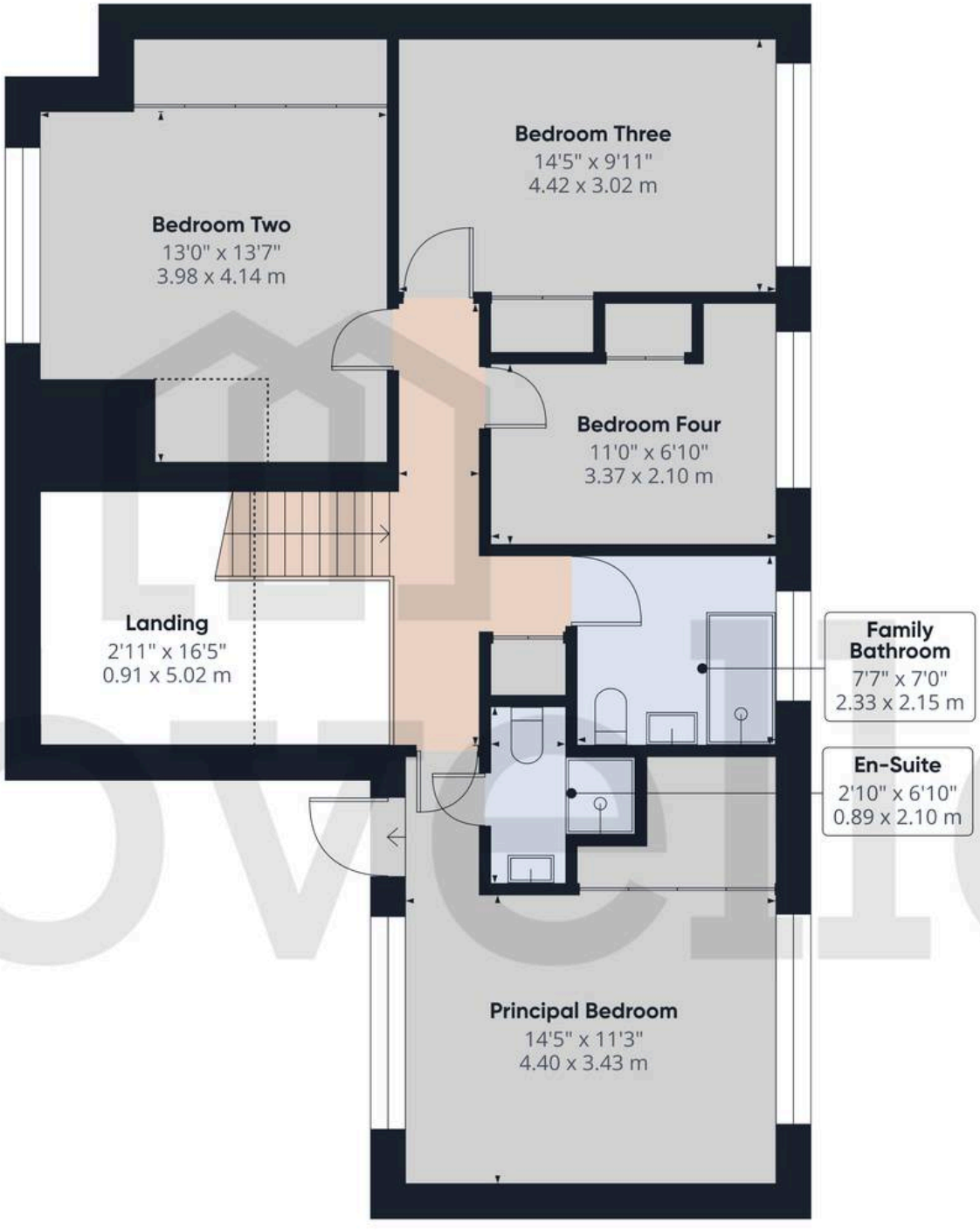
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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E

Floor 1 Building 1

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Approximate total area(1)

801 ft²

74.2 m²

Reduced headroom

13 ft²

1.2 m²

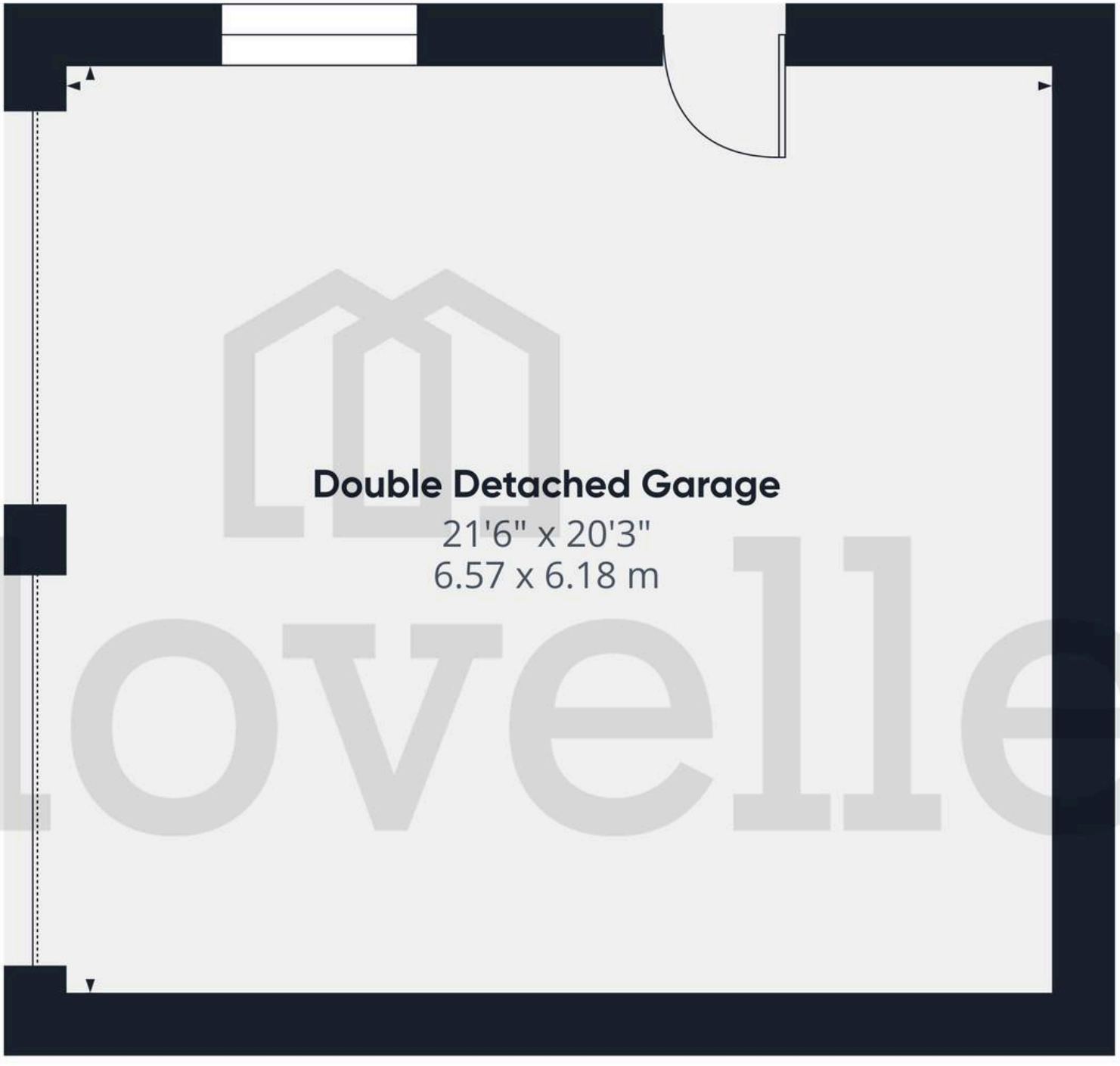
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2

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Approximate total area(1)

438 ft²

40.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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****Auctioneer Comments****

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56- day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website https://www.lovelle.co.uk/privacy-policy/ and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



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