



Hawthorne Close, Winterton, North Lincolnshire

£150,000





KEY FEATURES

- Total Floor Area: 59 Square Metres
- Kitchen Diner
- Living Room
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway
- EPC rating C

DESCRIPTION

This superb home has been loved by the current owner and is ideal for a first time or young family buyer.

Boasting two double bedrooms, all benefitting from a spacious family bathroom.

Further on, the ground floor invites you in to the light and airy living room. Not to forget, the fully equipped kitchen diner, with French doors opening to the rear garden and creating a lovely space for entertaining family and friends.

To complete this home is the rear garden with multiple seating areas. Ideal for outdoor dining or relaxing and enjoying a moment to yourself.

Viewing is An Absolute Must!

PARTICULARS OF SALE

ENTRANCE

Entered through a UPVC door into the living room.

LIVING ROOM

3.7m x 5.09m (12'1" x 16'8")

A substantial room with a window to the front elevation flooding it with light. Staircase to the first floor accommodation and a door to the kitchen diner.

KITCHEN DINER

3.68m x 2.65m (12'1" x 8'8")

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Freestanding cooker with a four ring gas hob and an extraction canopy over. Plumbing for a washing machine and space for further under counter appliances. Housing the combination boiler.

Double opening French doors to the rear garden and a further window to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

3.68m x 2.67m (12'1" x 8'10")

Window to the rear elevation.

BEDROOM TWO

3.69m x 2.69m (12'1" x 8'10")

Window to the front elevation.

FAMILY BATHROOM

1.69m x 2.32m (5'6" x 7'7")

White three piece bathroom suite incorporating a bathtub with a shower over, pedestal wash hand basin with hot and cold water taps and a low flush WC. Decorative tiles to the wet areas.

Window to the side elevation.



OUTSIDE THE PROPERTY:

FRONT ELEVATION

Predominantly laid to lawn with a driveway providing ample off-street parking.

REAR ELEVATION

Fully enclosed by wooden fencing with multiple seating areas.

Laid to lawn with mature plantings adorning the boundary.

Perfect for outdoor entertaining or relaxing in the sun.

Finished with a timber constructed garden shed.

LOCATION

Winterton is a town in North Lincolnshire, England, 5 miles (8 km) north-east of Scunthorpe, the 2011 census found 4,899 inhabitants, in 2,001 households. Major north-south/east-west streets of Winterton are Market Street and Northlands Road. Winterton is near to the banks of the Humber and is 8 miles (13 km) south-west of the Humber Bridge which can be seen from many parts of the town.

BROADBAND TYPE

Standard - 17 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Good,
Available - EE, Three, O2, Vodafone.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587.

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.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 636587 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

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.

AGENTS NOTE

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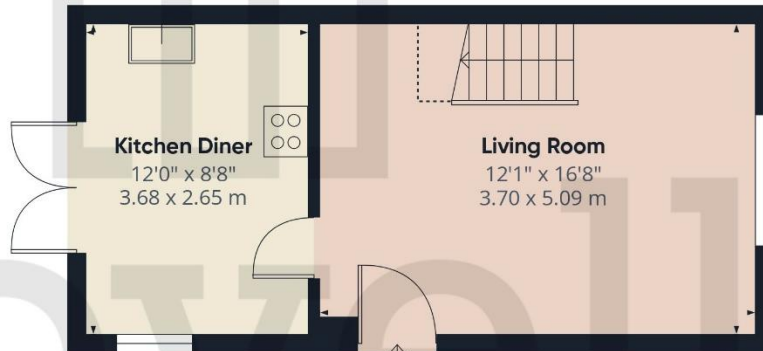
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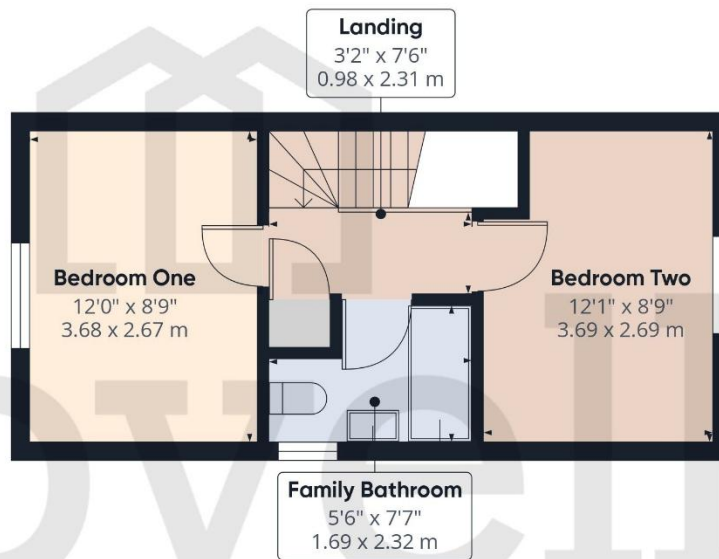


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Ground Floor



Floor 1



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