



Silver Street, Winteringham, North Lincolnshire

Offers over £175,000





Key Features

- Total Floor Area: 83 Square Metres
- Grade II Listed Property
- Living Room
- Country Style Kitchen
- Downstairs Bathroom
- Two Bedrooms
- Spacious Rear Garden
- Workshop
- Quaint Village Location
- EPC rating D





DESCRIPTION

Welcome to this grade II listed cottage, nestled in the tranquil village of Winteringham.

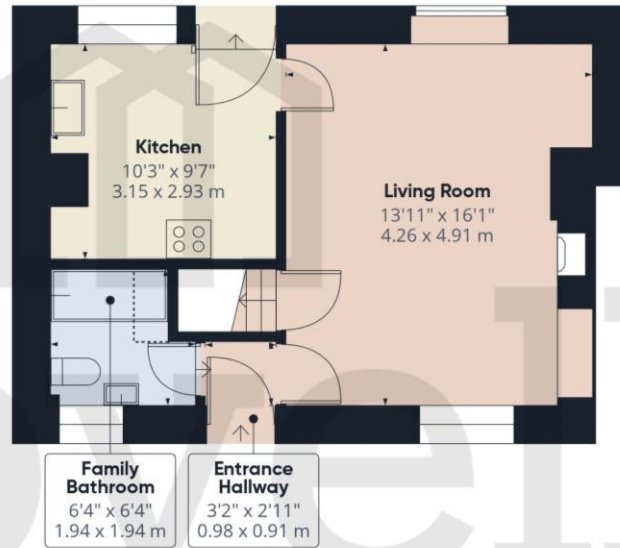
Opening with a cosy living room with enticing period features. Further on, there is a fully equipped country style kitchen overlooking the rear garden and patio. Not to forget, the downstairs bathroom, adding versatility and convenience to the property. While the first floor offers two bedrooms and a sizeable landing, adding extra space and storage.

Outside there is a fully enclosed rear garden with a workshop, offering endless possibilities.

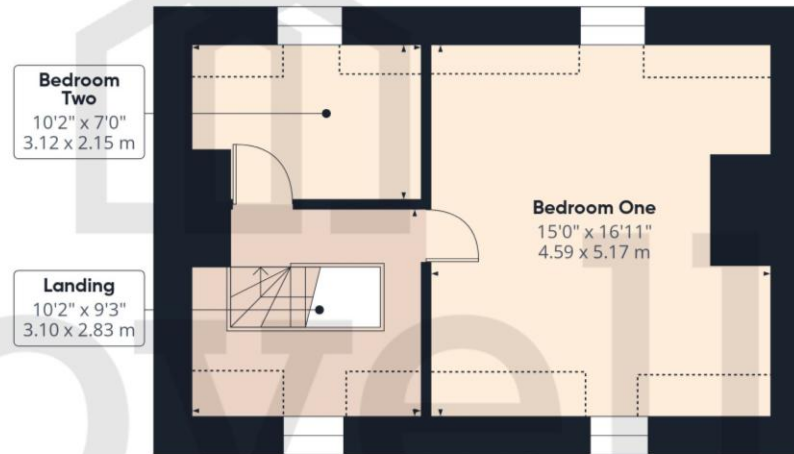
Book your viewing today!



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Silver Street, Winteringham, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band B

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.

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 01652636587 to arrange an appointment.

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.

SKB Estates Limited T/A Lovelle Estate Agency

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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.

Follow us on:



ENTRANCE 0.98m x 0.91m (3'2" x 3'0")

Entered through a wooden door into the hallway. Doors to all principal rooms.

LIVING ROOM 4.26m x 4.91m (14'0" x 16'1")

Spacious room with a brick Inglenook fireplace surround housing a cast iron stove, adding a touch of whimsical charm to this space. Dual aspect with windows to the front and rear elevation.

KITCHEN 3.15m x 2.93m (10'4" x 9'7")

Range of wall and base units with contrasting work surfaces and decorative tiled splashbacks. White sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring gas hob with an extraction canopy over. Plumbing for a dishwasher and space for a tall fridge freezer. Window and a stable door to the rear elevation.

FAMILY BATHROOM 1.94m x 1.94m (6'5" x 6'5")

Three piece bathroom suite incorporating a bathtub with an electric shower over, low flush WC and a pedestal wash hand basin with hot and cold water taps. Decorative tiles throughout and a window to the front elevation.

FIRST FLOOR ACCOMMODATION:

LANDING 3.1m x 2.83m (10'2" x 9'4")

Storage cupboard. Window to the front elevation.

BEDROOM ONE 4.59m x 5.17m (15'1" x 17'0")

Dual aspect with windows to the front and rear elevation.

Storage cupboards.

BEDROOM TWO 3.12m x 2.15m (10'2" x 7'1")

Window to the rear elevation.

Storage cupboard.

OUTSIDE THE PROPERTY:**REAR ELEVATION**

Fully enclosed by wooden fencing and brick walls. Predominantly laid to lawn with multiple seating areas. Perfect to entertain guests and family in. Adorned with mature trees and shrubbery. Finished with a timber constructed summer house.

WORKSHOP *2.39m x 4.57m (7'10" x 15'0")*

Plumbing for a washing, power and lighting.

LOCATION

Winteringham is a village in North Lincolnshire, England, on the south bank of the Humber Estuary. The Romans founded a settlement probably called Ad Abum in this area. It was where Ermine Street, the major Roman road between Londinium (London) and Lincoln, terminated on the south bank of the Humber.

BROADBAND TYPE

Standard- 4 Mbps (download speed), 0.6 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 - Great,
Available - O2, Vodafone, EE, Three.

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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.

