



Ferry Lane, Winterringham
North Lincolnshire

£325,000







Ferry Lane

Winteringham, Scunthorpe

****NO CHAIN****

Set at the edge of the picturesque village of Winteringham is this superb detached home. Ready for a family or someone looking to escape the busy city lifestyle.

Approaching this home it opens with a spacious driveway and gated access to the rear garden. As you enter through the front door a bright open-plan living room welcomes you in. With dining and living areas, perfect to entertain family and friends in. Further on, there is a family kitchen overlooking the rear garden with a breakfast area. Great for busy mornings. Not to forget, the utility room and downstairs WC, adding practicality and convenience to the property. While the first floor offers four bedrooms. With the principal one having an en-suite and the rest benefitting from a boutique style family bathroom. With views of the surrounding pastures.

As you make your way out, the rear garden opens its possibilities, being perfect for outdoor entertaining or just to enjoy a quiet moment to yourself.

Arrange your viewing today!



- ****NO CHAIN****
- **Total Floor Area:- 134 Square Metres**
- **Living Room**
- **Family Kitchen**
- **Utility Room & WC**
- **Four Bedrooms**
- **Family Bathroom & En-Suite**
- **Enclosed Rear Garden**
- **Driveway**
- **Countryside Views**

BROADBAND TYPE:

Standard- 4 Mbps (download speed), 0.5 Mbps (upload speed),

Superfast- 67 Mbps (download speed), 15 Mbps (upload speed),

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

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Good,

Available - O2, Vodafone.



ENTRANCE

Entered through a composite door into the living room.

LIVING ROOM

26' 3" x 13' 3" (8.01m x 4.05m)

Spacious room divided into a lounge and dining area. Accented by exposed brick walls and wooden beams. Adding whimsical charm. Dual aspect with windows to the side elevations.

FAMILY KITCHEN

14' 6" x 25' 1" (4.43m x 7.65m)

Range of base units with contrasting beech block work surfaces. Freestanding range cooker with multiple ovens and a multiring gas hob, extraction canopy over. Inset Belfast sink with a swan neck mixer tap and space for a tall fridge freezer. Dual aspect having windows to the front and rear elevation and double opening French doors to the rear garden. Finished with a breakfast area.

UTILITY ROOM

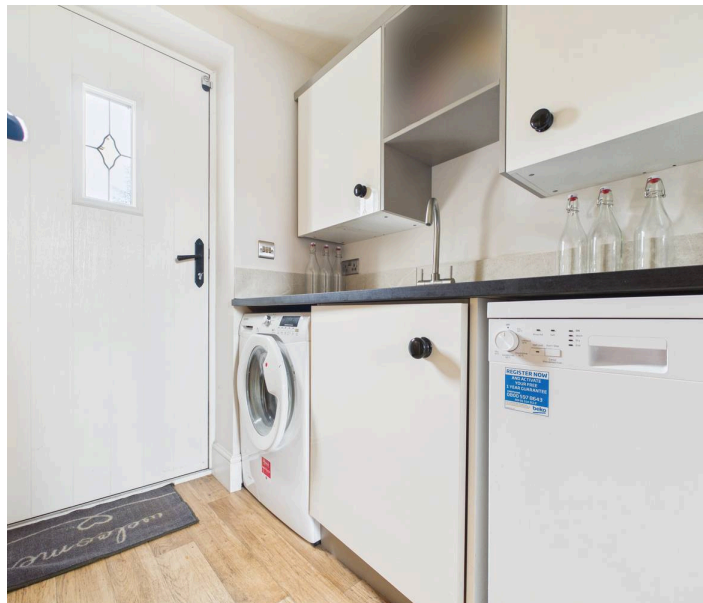
5' 11" x 5' 5" (1.81m x 1.64m)

Wall and base units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer. Stainless steel sink and drainer with a swan neck mixer tap. Composite door to the rear elevation.

WC

5' 10" x 3' 1" (1.78m x 0.93m)

Two piece suite incorporating a push button WC and a pedestal wash hand basin with hot and cold water taps. Window to the side elevation.





FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM

11' 8" x 12' 10" (3.55m x 3.90m)

Window to the side elevation. Doors to the walk-in wardrobe and en-suite.

EN-SUITE

7' 5" x 5' 10" (2.26m x 1.77m)

Three piece suite incorporating a freestanding bathtub with a telephone style shower attachment and a mixer tap, push button WC and a pedestal wash hand basin with hot and cold water taps.

WALK-IN WARDROBE

7' 5" x 6' 4" (2.25m x 1.94m)

BEDROOM TWO

14' 6" x 8' 9" (4.42m x 2.66m)

Window to the front elevation.

BEDROOM THREE

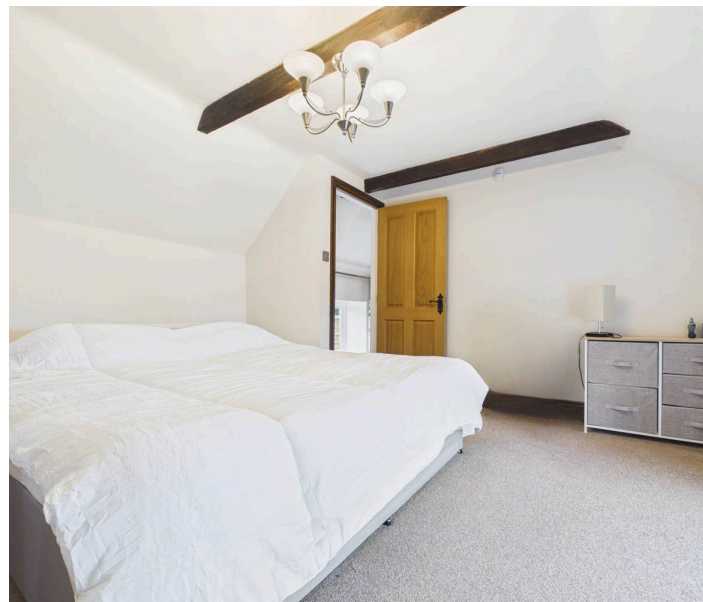
11' 3" x 6' 8" (3.44m x 2.03m)

Window to the rear elevation.

BEDROOM FOUR

8' 10" x 9' 5" (2.69m x 2.86m)

Two roof windows to the side elevation.



FAMILY BATHROOM

7' 10" x 9' 2" (2.39m x 2.79m)

A boutique style four piece suite incorporating a freestanding bathtub with a telephone style shower attachment, Walk-in shower cubicle with a shower over, low flush WC and a pedestal wash hand basin with hot and cold water taps. Chrome effect towel rail radiator and a window to the rear elevation.







FRONT GARDEN

Spacious driveway with gated access to the rear of the property.

REAR GARDEN

Fully enclosed by fencing and evergreen shrubbery. Predominantly laid to lawn with a patio area. Finished with mature trees, shrubbery and a timber constructed garden shed.

DRIVEWAY

2 Parking Spaces



Utility Room
5'11" x 5'4"
1.81 x 1.64 m

WC
5'10" x 3'0"
1.78 x 0.93 m

Family Kitchen
14'6" x 25'1"
4.43 x 7.65 m

Living Room
26'3" x 13'3"
8.01 x 4.05 m



Ground Floor

Approximate total area⁽¹⁾

722 ft²

67.2 m²

Reduced headroom

1 ft²

0.1 m²

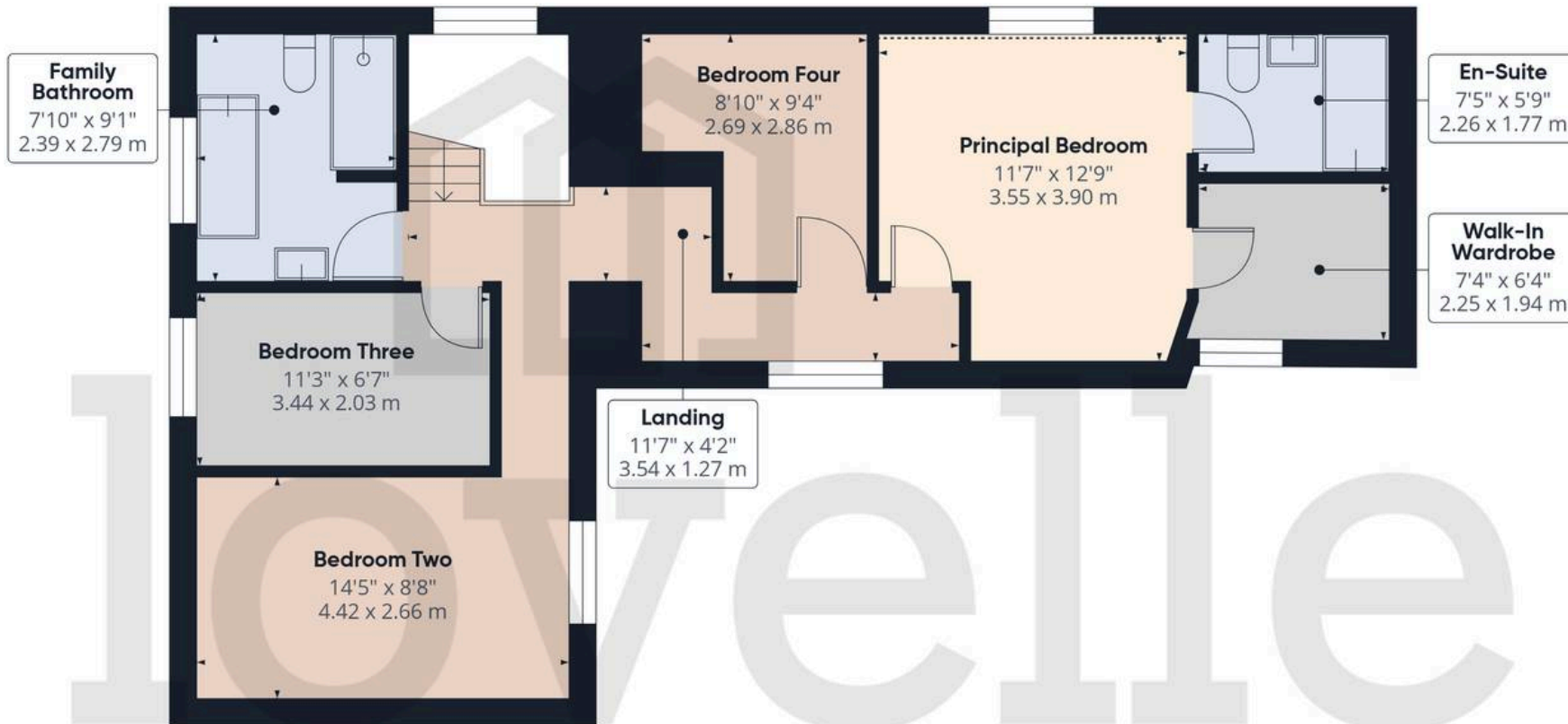
(1) Excluding balconies and terraces

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



Approximate total area⁽¹⁾

672 ft²

62.4 m²

Reduced headroom

4 ft²

0.4 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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Floor 1

*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 £24.00 (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.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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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