KEIGAR HOMES

Plot 116 - North Street, Winterton, North Lincolnshire

£164,950

2 1 1

lovelle

ROMAN MEADOWS

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WINTERTON

KEIGAR HOMES

KEY FEATURES

- High Quality Finish
- Choice of Ceramic Tiles
- Choice of Quality Kitchens
- Many Security Features as Standard
- Master Builder Awards – 2023
- LABC Award Winner 2025
- 10 Year LABC Guarantee
- 2 Parking Spaces
- EPC rating B

DESCRIPTION

The Malvern is a charming two-bedroom semi-detached home, ideal for first-time buyers or those looking to downsize.

Its open-plan kitchen and dining area creates a welcoming space, perfect for cooking and dining with family and friends. A well-appointed bathroom and thoughtfully designed living areas ensure comfort and functionality throughout.

The Malvern combines modern style with practicality, making it a perfect choice for contemporary living.

t: 01652 636587 e: barton@lovelle.co.uk

PARTICULARS OF SALE

ENTRANCE

LOUNGE

4.02m x 3.72m (13'2" x 12'2")

KITCHEN

3.72m x 2.67m (12'2" x 8'10")

WC

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

3.72m x 2.67m (12'2" x 8'10")

BEDROOM TWO

3.72m x 2.72m (12'2" x 8'11")

FAMILY BATHROOM

OUTSIDE THE PROPERTY:

Fully enclosed rear garden with a delightful patio area to entertain friends and family.

TWO PARKING SPACES

SECURITY

All Keigar homes include an electronically fitted alarm system, high specification door and window locks. Smoke alarms to each floor.

ENVIRONMENTAL CREDENTIALS

All Keigar homes have high levels of insulation as standard and are built with the most recent building regulations with, wherever possible natural materials and timber from sustainable sources.

WARRANTY

All Keigar homes include a 10 year LABC warranty for added peace of mind.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: X

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

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

LABC BUILDING EXCELLENCE AWARDS 2025 Regional Winner

Master Builder Awards Yorkshire and Trent 2023 Winner

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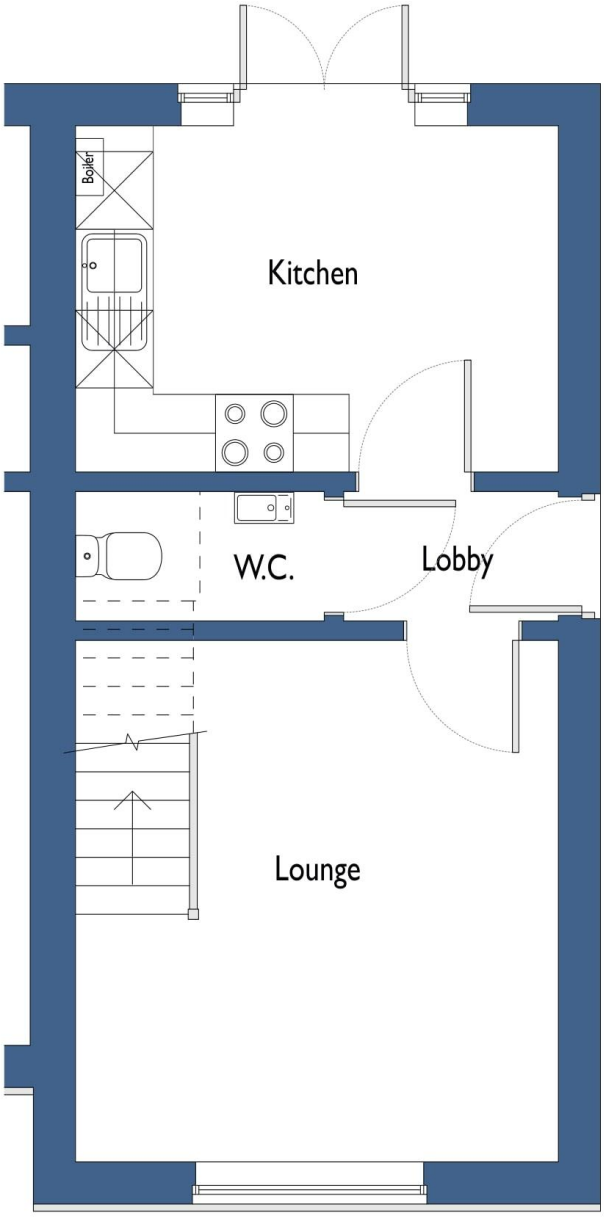
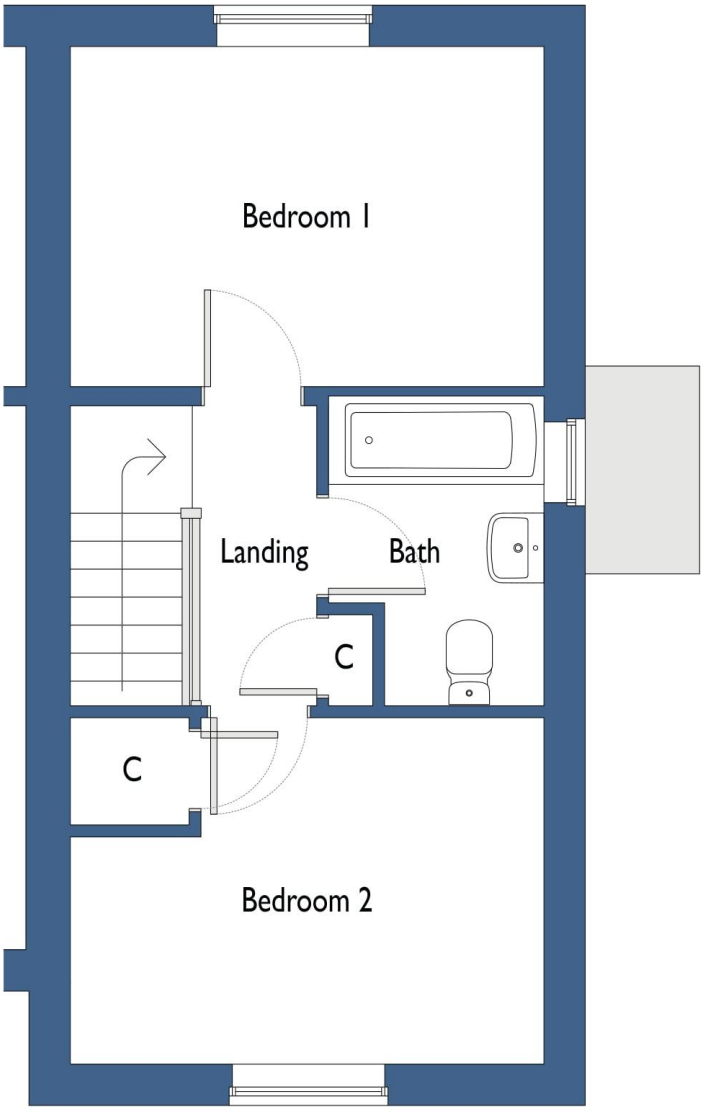
FLOOR PLANS





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MAP

Winterton pump track
Winterton Community Academy
North St
Panitz Martin
Playground
Hayton Cl
Chariot Wy.
School Sports Grounds
Football Pitch
Church Fields
Toni Neylon-Walker Makeup Artist
Roman Mdws
Burgon Cres
Carmen Ln.
Winterton Rangers Football Club
West St
Simon's Wood
Fabihas
Co-op Food - Winterton - Market Place
Hart Ln
West Ln
Cemetery Rd
Ledgerwood Morgan
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