



- Substantial Plot of Approximately 0.3 Acres
- Traditional Family Home
- 3 Double Bedrooms
- 3 Reception Rooms
- Range of Outbuildings including Barn/Coach house
- 29ft1 x 31ft4 Garage
- HUGE Potential
- MUST VIEW!

West Street, Winterton, DN15 9QF,  
£350,000



APPROX. 0.3 ACRE PLOT! HUGE POTENTIAL! RANGE OF OUTBUILDINGS PLUS BARN/COACH HOUSE! Starkey&Brown are delighted to offer for sale this truly unique property on West Street, Winterton. The accommodation briefly comprises of 3 DOUBLE bedrooms and a bathroom to the first floor, whilst downstairs boasts a front entrance hallway, side entrance lobby, 3 reception rooms and kitchen/diner with access to cellar. The property is positioned on an excellent plot with large lawned gardens to the rear, off street parking, 29ft1 x 31ft4 garage, outbuildings and barn/coach house. The property offers huge potential for anyone wanting to put their own stamp onto a property, or to develop the outbuildings. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D



## Entrance Hallway

Having door to the front aspect, radiator, coved ceiling and stairs rising to the first floor.

## Lounge

12' 9" x 12' 6" (3.88m x 3.81m)

Having window to the front aspect, radiator, coved ceiling and feature fire.

## Sitting Room

12' 9" x 12' 4" (3.88m x 3.76m)

Having window and door to the rear aspect, radiator and open coal fire.

## Dining Room

9' 7" x 12' 7" (2.92m x 3.83m)

Having window to the front aspect, radiator and coved ceiling.

## Kitchen/Diner

12' 6" x 12' 4" (3.81m x 3.76m)

Having windows to the rear and side aspects, wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for white goods and stairs down to the cellar.

## Side Entrance

5' 4" x 4' 1" (1.62m x 1.24m)

Having door to the side aspect, radiator and coved ceiling.

## First Floor Landing

Having window to the front aspect, coved ceiling and storage cupboard.

## Bedroom 1

12' 9" x 12' 6" (3.88m x 3.81m)

Having window to the front aspect, radiator, coved ceiling and built in cupboards.

## Bedroom 2

12' 9" x 12' 5" (3.88m x 3.78m)

Having window to the rear aspect and radiator.

## Bedroom 3

10' 6" x 12' 7" (3.20m x 3.83m)

Having windows to the front and rear aspects, coved ceiling and radiator.

## Bathroom

8' 1" x 8' 9" (2.46m x 2.66m)

Having window to the side aspect, freestanding bath with shower attachment over, wash hand basin, WC and radiator.

## Garage

29' 1" x 31' 4" (8.86m x 9.54m)

Having inspection pit, light and power.

## Outbuildings

Having a range of outbuildings measuring: 1. 10ft2 x 13ft3 with WC 2. 7ft3 x 13ft.3 3. 12ft6 x 13ft5 ground floor workshop with stairs rising to the first floor of the barn/coach house (measuring 13ft10 x 32ft1) 4. 18ft9 x 12ft9 adjoining ground floor to the barn/coach house

## Outside

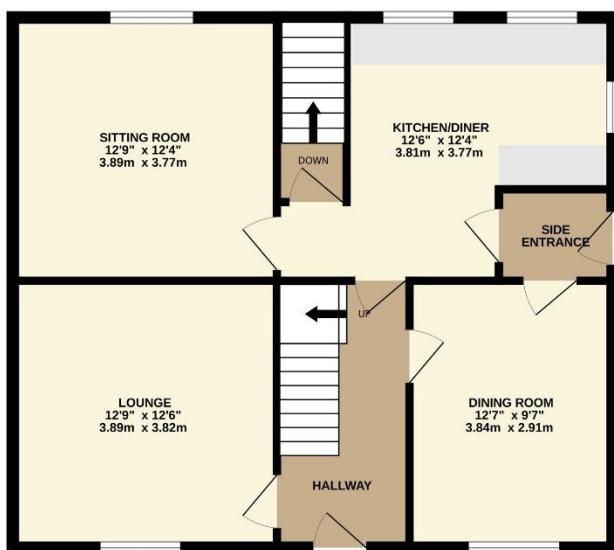
Positioned on a plot of approximately 0.3 acres, the property has a small front garden with pathway to the front door, gated access to off street parking, a range of outbuildings/garage and a generously sized garden which is mainly laid to lawn.





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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