



51 NORTH STREET
WINTERTON, DN15 9QW

£265,000
FREEHOLD

An absolutely immaculate, turnkey family home, beautifully refurbished by the current vendors and ready for its next chapter.



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51 NORTH STREET



DESCRIPTION

Situated in a highly regarded residential area of the charming market town of Winterton, this superb property enjoys close proximity to local amenities, schooling and transport links, making it ideal for growing families and professional buyers alike. From the moment you step inside, the home impresses with its light, airy feel and generous proportions.

A spacious reception hallway provides a welcoming first impression and sets the tone for the accommodation beyond.

To the front aspect is a bright and comfortable lounge, perfect for relaxing evenings. Stylish pocket doors lead seamlessly into the dining room, creating a wonderful open flow that is ideal for both everyday family life and entertaining guests.

The dining room opens into a well-appointed kitchen, thoughtfully designed with integrated fridge freezer and dishwasher, as well as a useful pantry cupboard for additional storage. An inner hallway provides access to a ground floor WC and space for a utility area, along with an integral door leading into the large tandem garage – offering excellent storage, workshop potential, or further scope subject to requirements.

To the first floor, the property continues to impress with three genuine double bedrooms, all well-proportioned and filled with natural light. These are served by a modern family bathroom, complete with both a bath and a walk-in shower, catering perfectly to busy family life.

Externally, the property benefits from ample off-road parking to the front, set behind a dwarf brick wall with laid-to-lawn frontage. To the rear, a beautifully maintained and well-manicured garden provides a private outdoor space ideal for children, pets and

summer entertaining.

Presented to an exceptional standard throughout and offering a true blank canvas for buyers to put their own stamp on, this is a wonderful family home ready to be enjoyed.

ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with open stairs to the first floor and a radiator.

LIVING ROOM

With a uPVC double glazed window to front aspect, radiator and a feature electric fire leading into:-

DINING ROOM

Accessed through sliding doors, with a uPVC double glazed window to rear aspect, radiator and space for a six seater table.

KITCHEN

With a uPVC double glazed window to rear aspect, range of matt wall and base units with laminate worktops, one and a half drainer composite sink, integrated dishwasher, integrated fridge/freezer, eye level oven, combi oven/grill and warming tray, gas hob and extractor fan, housing boiler, column radiator. PANTRY 1.51 x 0.89 with shelving.

INNER HALLWAY

Accessed through a uPVC door with a radiator leading into:-

DOWNSTAIRS WC

With an opaque uPVC double glazed window to side aspect, WC and a radiator.

UTILITY SPACE

With a uPVC double glazed window to rear aspect, space and plumbing for washing machine and dryer.

INTEGRATED GARAGE

With a working pit, loft hatch access partially boarded and power.

FIRST FLOOR LANDING

With an airing cupboard and a radiator.

BEDROOM ONE

With a uPVC double glazed window to front aspect and a radiator.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to front aspect, radiator and over the stairs storage cupboard.

FAMILY BATHROOM

With an opaque uPVC double glazed window to rear aspect, panelled bath, WC, hand wash basin, cubicle electric shower and a chrome towel heater.

EXTERNALLY

The front of the property has a dwarf brick wall with a laid to lawn garden, a concrete driveway provides offer street parking for several cars and leads to the garage. The rear garden is fully enclosed with timber fencing, laid to lawn with seating areas and a timber shed.

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ADDITIONAL INFORMATION

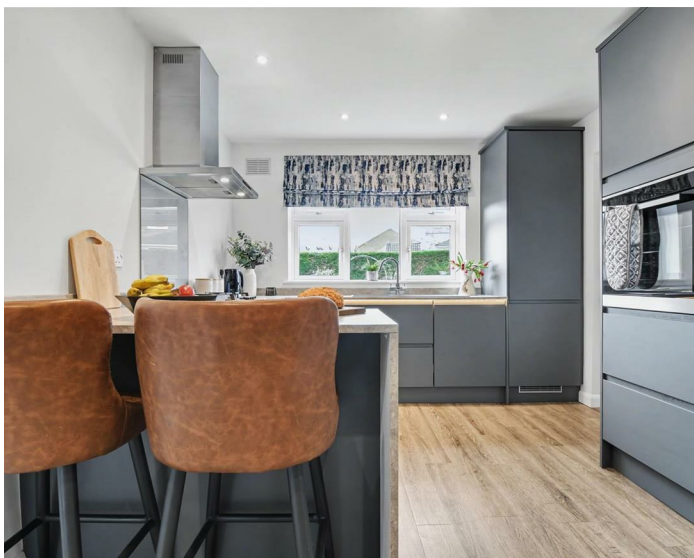
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1162.51 sq ft

Tenure – Freehold





Total area: approx. 128.3 sq. metres (1381.3 sq. feet)



First Floor
Approx. 47.2 sq. metres (508.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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