



West Street, Winterton, North Lincolnshire

£149,950

 3  1  2

  
lovelle



lovelle



## Key Features

- Total Floor Area:- 84 Square Metres
- Spacious Lounge
- Dining Room
- Fully Equipped Kitchen
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Idyllic Village Location
- EPC rating D







---

## DESCRIPTION

A charming semi-detached home is waiting for new owners to put their own stamp on it.

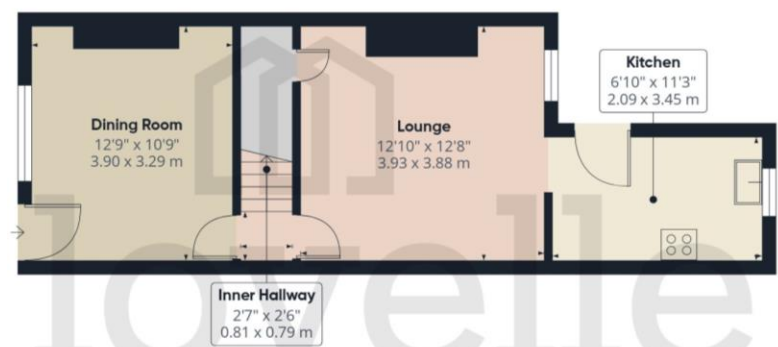
Once inside this deceptively spacious home offers great accommodation over three floors. Including a dining room with an adjacent lounge, creating the perfect space to relax or entertain guests and family. Not to forget the fully equipped kitchen. Further on the first floor offers two good sized bedrooms, all benefitting from a family bathroom. While the second floor offers a further double bedroom.

As you finish exploring this home, you find yourself in the rear garden. With a delightful pergola and a manicured lawn.

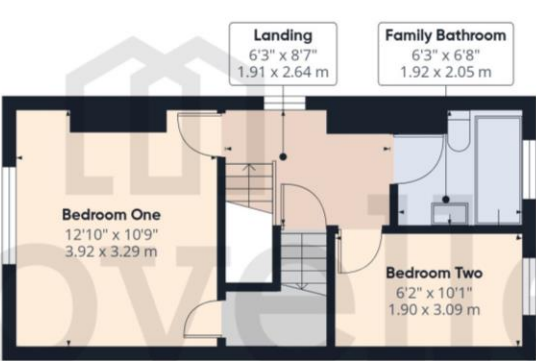
Viewing of this home is a must!



FLOORPLAN



Ground Floor



Floor 1



Floor 2

## West Street, Winterton, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band A

### 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.lovell.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		86 B
69-80	C		
55-68	D	59 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**

Entered through a half glazed UPVC door into the dining room.

**DINING ROOM** *3.9m x 3.29m (12'10" x 10'10")*

Spacious room with a window to the front elevation. Door to the inner hallway and a staircase taking you to further accommodation.

**LOUNGE** *3.93m x 3.88m (12'11" x 12'8")*

Modern electric fire, a grounding feature to this space.

Window to the rear elevation overlooking the garden and a door to the kitchen.

**KITCHEN** *2.09m x 3.45m (6'11" x 11'4")*

Range of wall and base units in a cream finish with contrasting work surfaces and upstands. Stainless steel sink and drainer with a swan neck mixer tap.

Inset electric oven and a four ring hob with an extraction canopy over. Space for a tall fridge freezer and plumbing for a washing machine.

Window to the rear elevation and a half glazed UPVC door to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 3.92m x 3.29m (12'11" x 10'10")

Handy storage cupboard and a window to the front elevation.

**BEDROOM TWO** 1.9m x 3.09m (6'2" x 10'1")

Window to the rear elevation.

**FAMILY BATHROOM** 1.92m x 2.05m (6'4" x 6'8")

Three piece bathroom suite incorporating a bathtub with a shower over and a mixer tap, push button WC and a pedestal wash hand basin with a mixer tap. Chrome effect towel rail radiator and decorative tiles to the wet areas.

Window to the rear elevation.

**SECOND FLOOR ACCOMMODATION:**

**BEDROOM THREE** 3.91m x 3.16m (12'10" x 10'5")

Window to the rear elevation.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Gated access to the rear of the property. On-street parking.

**REAR ELEVATION**

Fully enclosed by fencing, offering privacy from the surrounding properties. Lovely patio area and a pergola add charm to this space. Finished with a timber constructed garden shed.

**LOCATION**

Winterton is a town in North Lincolnshire, England, 5 miles (8 km) north-east of Scunthorpe The 2011 census found 4,899 inhabitants, in 2,001 households. Major north-south/east-west streets of Winterton are Market Street and Northlands Road. Winterton is near to the banks of the Humber and is 8 miles (13 km) south-west of the Humber Bridge which can be seen from many parts of the town.

**BROADBAND TYPE**

Standard- 20 Mbps (download speed), 1 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 - EE, Three, O2, Vodafone.

\*

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 Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



