



## 2 Winterton Road, Winterringham, Lincolnshire. DN15 9NF

- A FANTASTIC PERIOD DETACHED HOUSE
- FOR SALE VIA THE MODERN METHOD OF AUCTION
- NO UPWARD CHAIN
- LARGE MATURE PLOT WITH PLANNING POTENTIAL
- 2 RECEPTION ROOMS
- 2 DOUBLE BEDROOMS
- FITTED KITCHEN & BATHROOM
- LARGE REAR DRIVEWAY & DOUBLE GARAGE
- BUYERS ADVISED TO ACT PROMPTLY TO AVOID DISAPPOINTMENT





## PROPERTY DESCRIPTION

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**\*\* FOR SALE VIA THE MODERN METHOD OF AUCTION \*\*** LARGE MATURE PLOT WITH EXCELLENT DEVELOPMENT POTENTIAL (STC) **\*\*** A rare opportunity to purchase a charming detached house offering well kept accommodation that requires a scheme of updates with excellent options to extend. Surrounded by mature lawned gardens that provide potential, subject to planning consent, to provide a building plot. The accommodation comprises, front entrance porch, inner hallway, cloakroom, 2 reception rooms and a fitted kitchen. The first floor provides 2 double bedrooms and a large family bathroom with a separate landing toilet. Finished with uPvc double glazing and central heating system to radiators. Viewing comes with the agents highest of recommendations with buyers advised to act promptly to avoid disappointment. View via our Scunthorpe office.





## ROOM DESCRIPTIONS

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### AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Northern Lincolnshire Property Auction powered by IAM Sold. Reservation Fee is in addition to the final negotiated selling price.

### FRONT ENTRANCE PORCH

2.7m x 1.21m (8' 10" x 4' 0")

### CLOAKROOM

1.6m x 1.42m (5' 3" x 4' 8")

### FITTED KITCHEN

2.79m x 2.92m (9' 2" x 9' 7")

### FRONT LIVING ROOM

3.95m x 3.96m (13' 0" x 13' 0")

### REAR SITTING ROOM

3.95m x 3.95m (13' 0" x 13' 0")

### BEDROOM 1

3.96m x 3.95m (13' 0" x 13' 0")

### BEDROOM 2

3.37m x 3.96m (11' 1" x 13' 0")

### BATHROOM

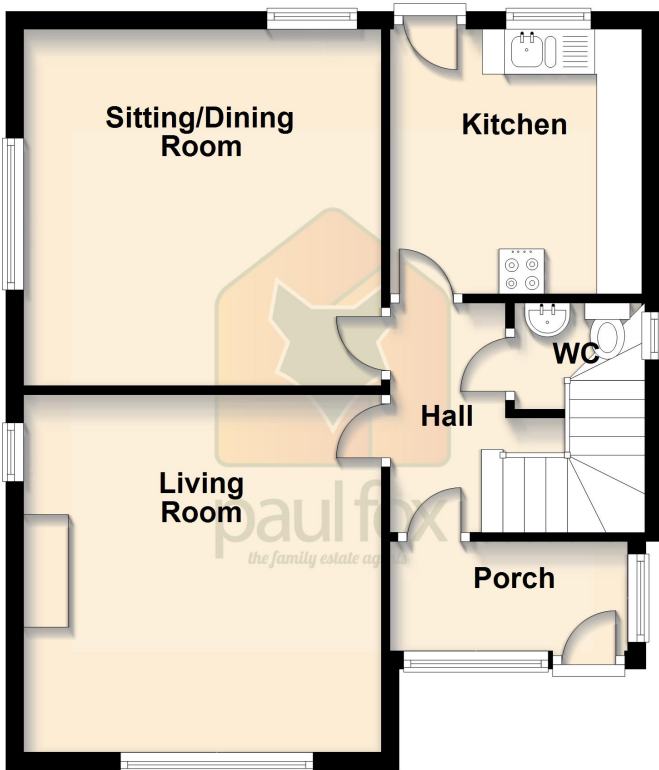
3.38m x 2.91m (11' 1" x 9' 7")

### LANDING CLOAKROOM

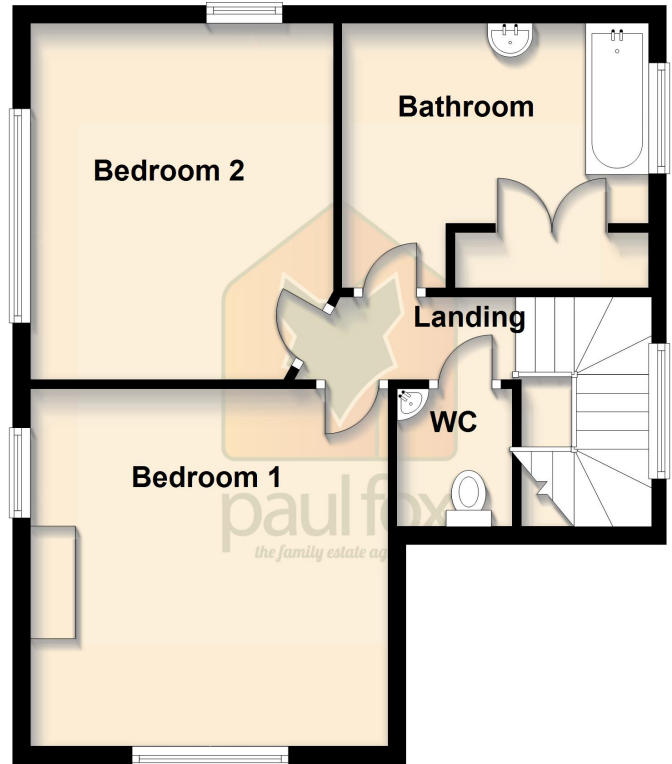
1.17m x 1.17m (3' 10" x 3' 10")




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>18</b>	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Scunthorpe  
 29-31, Oswald Road, Scunthorpe, DN15 7PN  
 01724 282868  
 scunthorpe@paul-fox.com