



SUSSEX HOUSE

19 SILVER STREET, WINTERINGHAM, NORTH LINCOLNSHIRE, DN15 9ND



paul fox
FINEST

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Enjoying a delightful position with stunning views towards the river Humber and beyond, this we have for sale is a fine detached family sized house set back from Silver Street via it's own private driveway. Built to an individual artitex design around 1986 in dark brown cavities brick work beneath a clear pantile pitched main roof, the accommodation is of generous size and is versatile providing 4 reception rooms including a very spacious and pleasant main lounge, enjoying a double aspect, separate dining room, sitting room and study, several of which could easily be used as further bedroom accommodation if required. There is a good sized dining kitchen and together with the utility and ground floor cloakroom. On the first floor level there are 4 excellent bedrooms, a bathroom and a separate shower room. The property has the benefit of a gas fired radiator system with central heating. A nice feature being the large gardens mainly situated to the rear of the property and enjoying a westerly aspect. The property offers excellent potential for some upgrading and improvement to create your own dream private family home in this delightful setting.

Winteringham is a desirable village which lies just off the A1077 within 9 miles north of the neighboring main town of Scunthorpe. The village lies close to the southern banks of the river Humber and there are pleasant local village walks, the village offers general village amenities including infant and primary schooling facilities, public house and a local village store and the award winning Winteringham Fields Michelin star restaurant. The Humber Bridge is within 20 minutes driving distance and provides easy access to the city of Hull and the East Riding of Yorkshire.

A fine family home well worth an internal inspection

And offering the following accommodation;

ENTRANCE PORCH

With hardwood single glazed front and side windows, exposed brick and stone walling, a period style four panel inner door with inset fan light leads through to;

RECEPTION HALL

With coved moulding to the ceiling, traditional straight flight timber staircase with balustrading to the first floor and an understairs cloak/storage cupboard.

SPACIOUS PLEASANT REAR LOUNGE

Measures approx. 4.15m x 6.97m (13' 7" x 22' 10"). With rear and side arch top display windows, coved moulding and artex finish to the ceiling, a brick built fireplace with polished mantel top, inset open fire with basket grate and dressed stonework to one wall.

DINING KITCHEN

Measures approx. 4.7m x 4.7m (15' 5" x 15' 5"). With two front windows, coved moulding and artex finish to the ceiling, twin central brick arches which leads from the dining/breakfast area to the kitchen, connecting door to the hallway, a range of high and low level kitchen units with white oak styled door fronts, patterned worktop surfaces, glass fronted display cupboards, broad space for a cooker range, stainless steel sink unit and leading through to;

REAR ENTRANCE HALL

With a split stable style hardwood entrance door with inset light and leading off;

CLOAKROOM

With a low flush WC suite in pale grey, matching wash hand basin with tiled splash back and coved moulding to the ceiling.

UTILITY

Measures approx. 3.65m x 2.4m (12' 0" x 7' 10"). With front window, a side single glazed window with matching adjoining side light, whitewashed timber style ceiling, oil fired floor standing central heating boiler, stainless steel sink drainer unit with base cupboard beneath and space for a dryer and washing machine with plumbing available.

SITTING ROOM

Measures approx. 3.32m x 4.74m (10' 11" x 15' 7"). With front, side and rear windows.

STUDY

Measures approx. 2.77m x 3.28m (9' 1" x 10' 9").

DINING ROOM

Measures approx. 4.1m x 2.73m (13' 5" x 8' 11"). With rear and side windows, win arch displays and coved moulding and artex finish to the ceiling.

REAR FIRST FLOOR LANDING

Leading off to;

DOUBLE BEDROOM 1

Measures approx. 4.72m x 3.39m (15' 6" x 11' 1"). With front side ad rear windows, coved moulding and artex finish to the ceiling.

FRONT BEDROOM 2

Measures approx. 3.38m x 2.77m (11' 1" x 9' 1").

FRONT BEDROOM 3

Measures approx. 4.72m x 3.39m (15' 6" x 11' 1"). With window to the front, coved moulding and artex finish to the ceiling.

INNER LANDING

With window to the rear and leading off to;

BEDROOM 4

Measures approx. 2.77m x 3.41m (9' 1" x 11' 2"). With window to the front, coved moulding and artex finish to the ceiling.

BEDROOM 1

Measures approx. 4.72m x 3.39m (15' 6" x 11' 1"). With front side and rear windows, coved moulding and artex finish to the ceiling.

FURTHER INNER LANDING

Leading off to;

SHOWER ROOM

Measures approx. 2.24m x 1.53m (7' 4" x 5' 0"). With window to the side, a fully tiled shower cubicle with electric shower, latted linen shelving and with water cylinder.

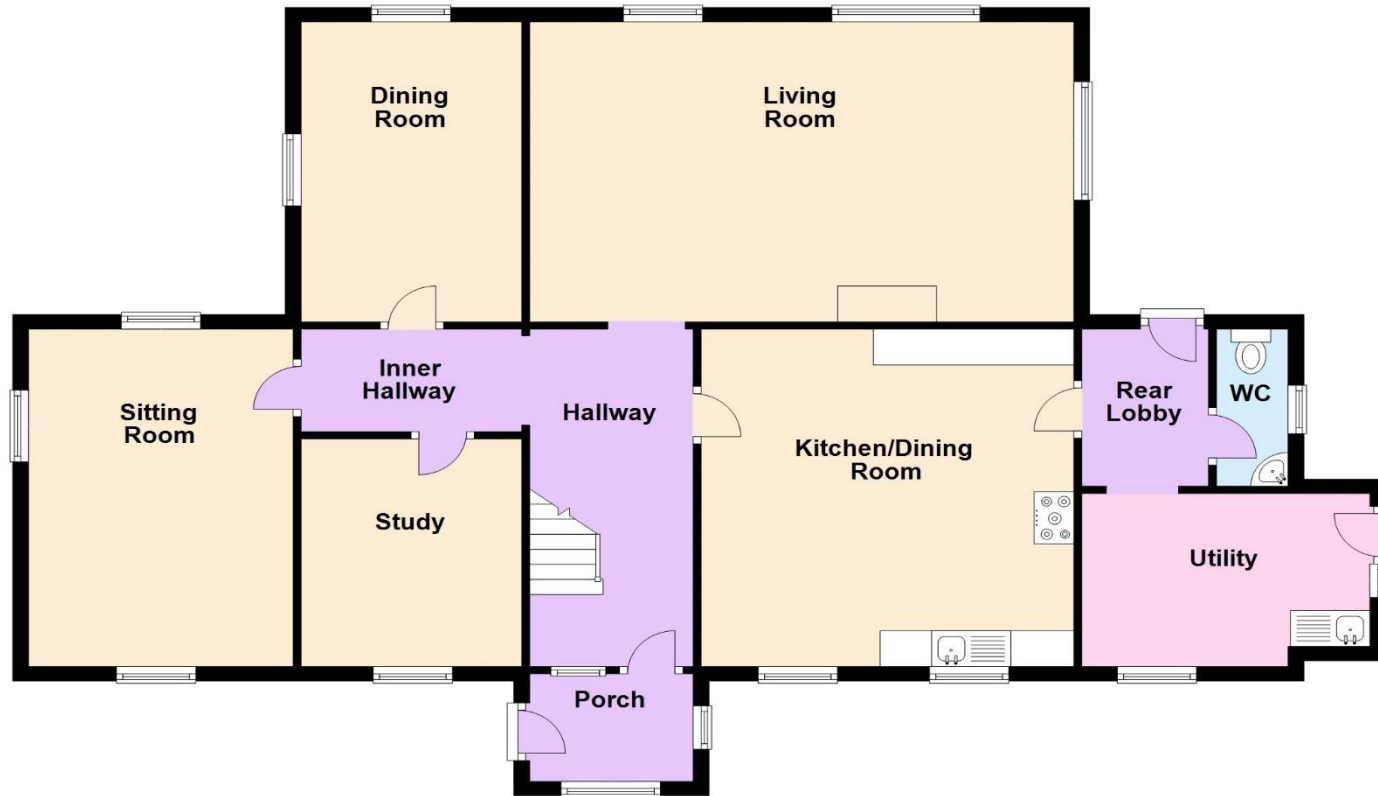
BATHROOM

Measures approx. 2.66m x 2.39m (8' 9" x 7' 10"). With window to the side, a modern panelled bath in white tiled surround, fully tiled shower cubicle with electric shower, coved moulding and artex finish to ceiling and laminate flooring.

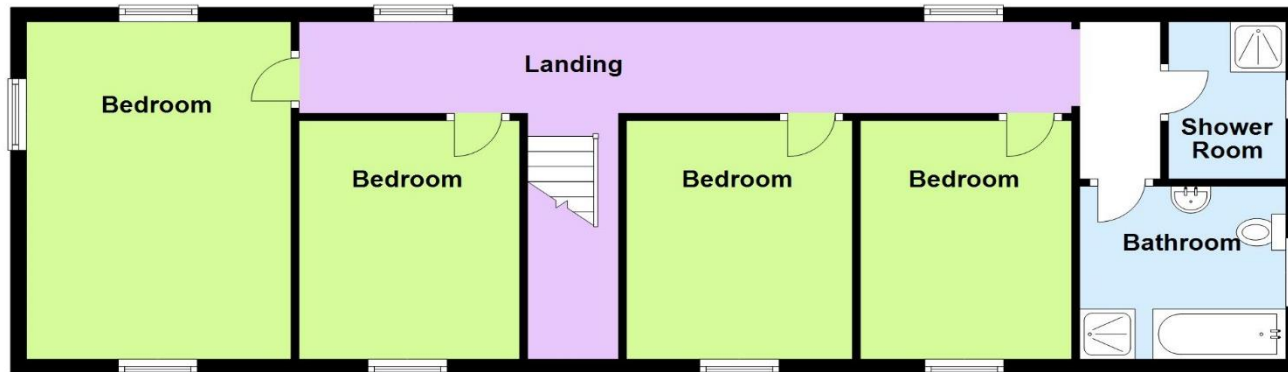


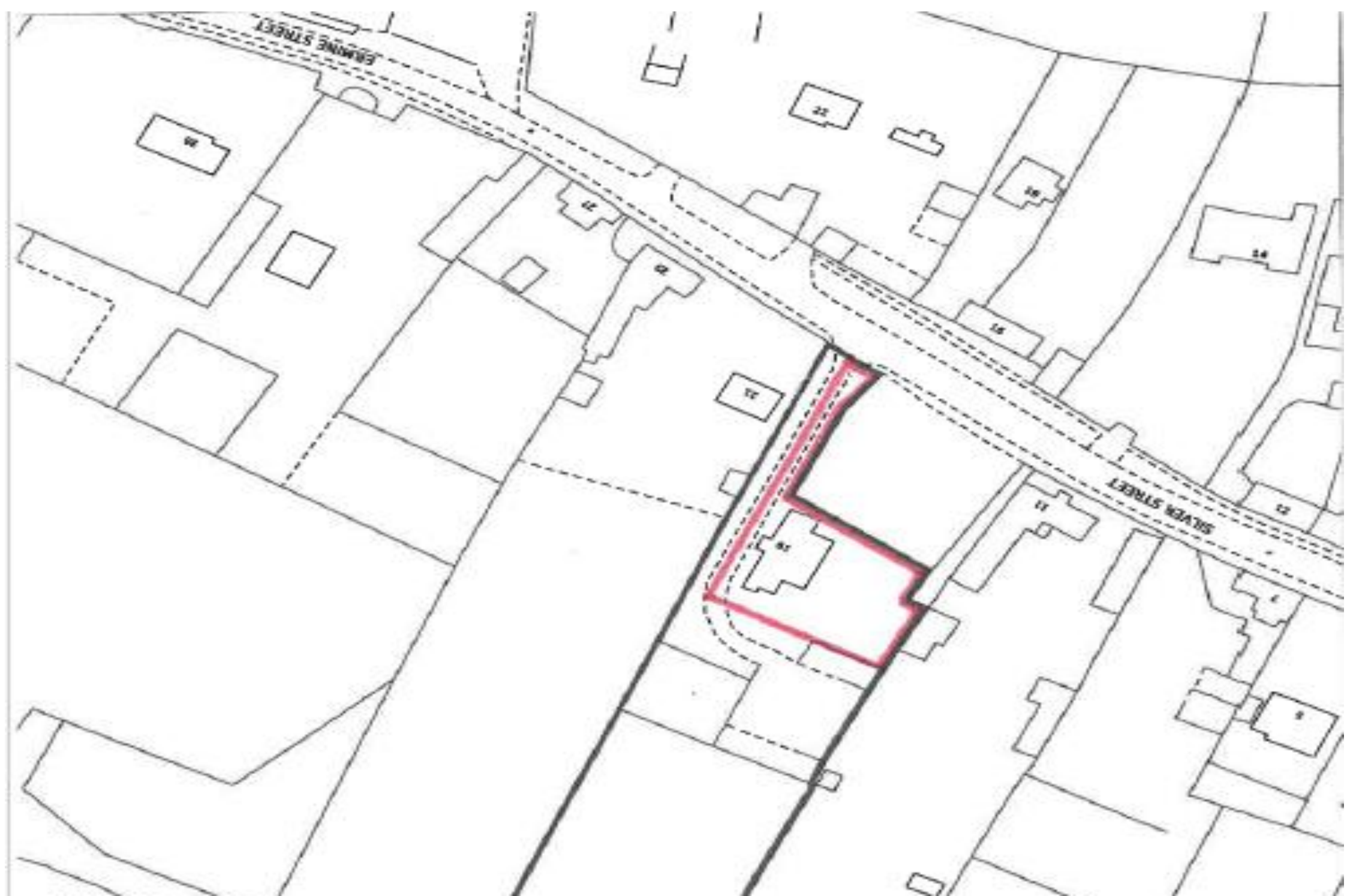
FLOORPLAN

Ground Floor



First Floor







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**VIEWING STRICTLY
BY APPOINTMENT**

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