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the family estate agents

Price Guide

£250,000

81 Earlsgate

Winterton, Scunthorpe, North Lincolnshire, DN15 9SS

2 Bedroom Semi Detached Cottage/House with Building Plot

EPC Rating: TBC



- ✓ TWO BEDROOM SEMI-DETACHED COTTAGE
- ✓ SOUGHT AFTER POPULAR TOWNSHIP
- ✓ FITTED KITCHEN AND BATHROOM
- ✓ SUBSTANTIAL GROUNDS INCLUDING BUILDING PLOT
- ✓ NO UPWARD CHAIN
- ✓ OUTSTANDING OPPORTUNITY
- ✓ VIEWINGS RECOMMENDED



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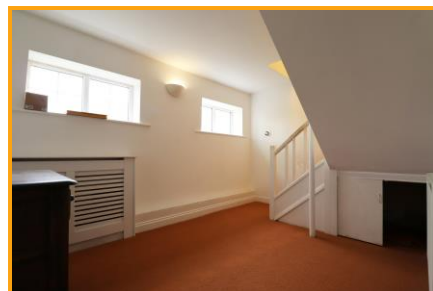
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Situated in a well established residential area towards the western side of this popular small township of Winterton we offer for sale a most attractive Semi Detached Cottage built principally in stonework and standing in large gardens. The grounds include a potential Building Plot which previously had Outline Planning Permission for a Detached Dormer Bungalow and Detached Garage and the sale would offer an outstanding opportunity for a Local Builder or for a self build project to design and create their own dream home. The property may therefore appeal to two families particularly for a family with elderly relatives. The plot has a site area of around 450m² with a width averaging 51 feet and a depth of approximately 100 feet and the plot as shown on the plan included within these particulars show a shared access for the house for number 81 and the plot. This access is in the total ownership of the number 81.



The Cottage provides comfortable yet surprisingly spacious living accommodation with a number of appealing features including a spacious front main Lounge leading through to a Dining Room with double opening French doors leading out onto the rear Gardens and there is an attractive fitted Kitchen with Utility leading off. At First Floor level two double Bedrooms and an excellent modern Shower Room and the property has the benefit of a Combination type gas fired radiator system of central heating and uPVC double glazing.



Winterton lies on the A1077 some 5 miles north east of the neighbouring town of Scunthorpe. The town offers a good range of general amenities and facilities including a selection of Local Shopping including Lincolnshire CO-OP and there are well respected Infant, Primary and Secondary Schooling facilities available. The town also includes a Doctors Surgery and local Public Transport provides access to and from the town centre of Scunthorpe and also through to the neighbouring town of Barton-upon-Humber which lies on the southern banks of the River Humber close to the Humber Bridge.



Highly recommended and well worthy of internal inspection, this is an outstanding and unique opportunity rarely available on the open market. The accommodation includes the following;



FRONT ENTRANCE HALLWAY

The home is approached through a secure uPVC door leading to an entrance area, two side uPVC double glazed windows, staircase allowing access to the first floor accommodation with balustrading, useful storage cupboard, Hive wall mounted control and doors off to;

OPEN PLAN LOUNGE DINER

Measures approx. 3.86m x 3.86m (12' 8" x 12' 8"). With a front uPVC double glazed window and rear French doors allowing access to the paved patio area, wall to ceiling coving, attractive solid wood beam and a centrally positioned brick effect fireplace with electric log burner.



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KITCHEN

Measures approx. 3.43m x 2.55m (11' 3" x 8' 4"). With a rear uPVC double glazed window and uPVC double glazed door allowing access to the rear garden. The kitchen enjoys blue base units with a complementary solid wood counter top, built in 4-ring gas hob with oven beneath and a Belfast sink with stainless steel hot and cold tap above, tiled splash back, ceiling spotlights, ample space for a fridge and internal area allowing access to;

UTILITY

With space for a washing machine, housing the Vaillant boiler and s side uPVC double glazed window.

FIRST FLOOR LANDING

With a large uPVC front double glazed window and doors off to;

DOUBLE BEDROOM 1

Measures approx. 3.73m x 3.2m (12' 3" x 10' 6"). Enjoying a front uPVC double glazed window and wall to ceiling coving.

DOUBLE BEDROOM 2

Measures approx. 3.48m x 4.01m (11' 5" x 13' 2"). Enjoying a rear uPVC double glazed window and wall to ceiling coving.

SHOWER ROOM

Measures approx. 1.87m x 3.49m (6' 2" x 11' 5"). With attractive hardwood flooring, side uPVC double glazed window with obscured glazing, three piece suite with wash hand basin with vanity unit beneath, low flush WC, walk in shower enclosure and attractive tiled walls.

GARAGES

Within the grounds there is a detached double Garage built in brick work beneath a tiled pitched roof with access being via its own driveway to the east of number 79 Earlsgate (adjoining Bungalow) with access being via double opening wrought iron gates.

GROUNDS

The site has the benefit of Outline Planning Permission (Application Number PA/2017/487. Dated 24th March 2017. Further details can be obtained from the selling agent or from the North Lincolnshire Council Planning Website <https://apps.northlincs.gov.uk/>

VIEWING - Via Paul Fox

PRICE - £250,000



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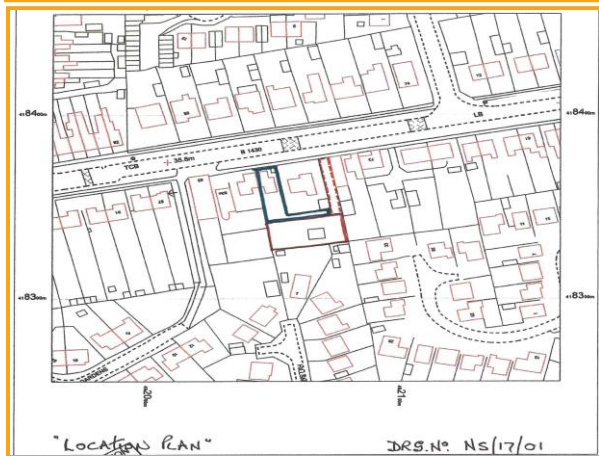


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SERVICES

Mains gas, electricity, water and drainage are understood to be connected. With regard to the Building Plot all mains services are understood to be available within Earlsgate including gas, electricity, water and drainage. All prospective purchasers should satisfy themselves as to the exact location and connection charge in relation to the services to the site.

CENTRAL HEATING

The property benefits from a gas fired radiator system of central heating served by a Vaillant Combination type gas fired boiler.

DOUBLE GLAZING

The property benefits from UPVC hermetically sealed double glazed windows and doors.

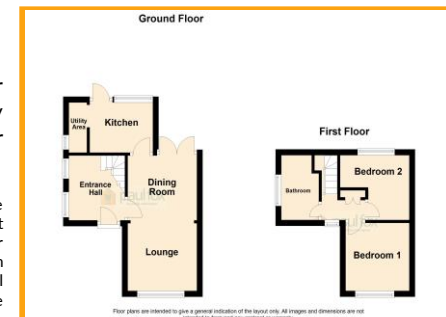
**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

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