



The Vicarage, High Street, Winterton, Lincolnshire. DN15 9PU

- A SUPERB TRADITIONAL DETACHED HOUSE
- NO UPWARD CHAIN
- HIGHLY DESIRABLE LOCATION
- GENEROUS PRIVATE PLOT WITH A RANGE OF OUTBUILDINGS
- 3 RECEPTION ROOMS
- FITTED KITCHEN WITH UTILITY ROOM
- 4 BEDROOMS
- IN NEED OF A REFURBISHMENT
- VIEWING COMES HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

**** NO UPWARD CHAIN ** EXCELLENT RANGE OF BRICK & STONE OUTBUILDINGS **** Positioned centrally yet privately within the highly sought after township of Winterton 'The Vicarage' offers a charming detached home within mature private gardens that provides an excellent range of outbuildings. The accommodation requires a scheme of cosmetic updates and comprises, central hallway, study, inner hallway leading to a rear living room, formal dining room, fitted kitchen being open to a useful utility room. The first floor provides a central landing leading to 4 generous bedrooms with a family bathroom and separate landing toilet. Mature front gardens provide privacy from the road with a generous driveway allowing extensive parking with access to the garage. The westerly facing rear garden is of an excellent size being principally lawned with a flagged seating area and having a range of brick and stone built garages/stores. Finished with uPvc double glazing and a gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Scunthorpe office.



ROOM DESCRIPTIONS

FRONT RECEPTION HALL

3.14m x 2.94m (10' 4" x 9' 8")

STUDY

4.55m x 3.45m (14' 11" x 11' 4")

SPACIOUS REAR LOUNGE

6.07m x 4.54m (19' 11" x 14' 11")

DINING ROOM

3.08m x 4.57m (10' 1" x 15' 0")

FITTED KITCHEN

2.3m x 4.57m (7' 7" x 15' 0")

UTILITY ROOM

4.53m x 3.36m (14' 10" x 11' 0")

FIRST FLOOR SPACIOUS LANDING

4.47m x 2.35m (14' 8" x 7' 9")

REAR DOUBLE BEDROOM 1

4.33m x 4.56m (14' 2" x 15' 0")

REAR DOUBLE BEDROOM 2

3.69m x 3.81m (12' 1" x 12' 6")

REAR DOUBLE BEDROOM 3

3.39m x 3.83m (11' 1" x 12' 7")

SIDE DOUBLE BEDROOM 4

3.68m x 2.35m (12' 1" x 7' 9")

BATHROOM

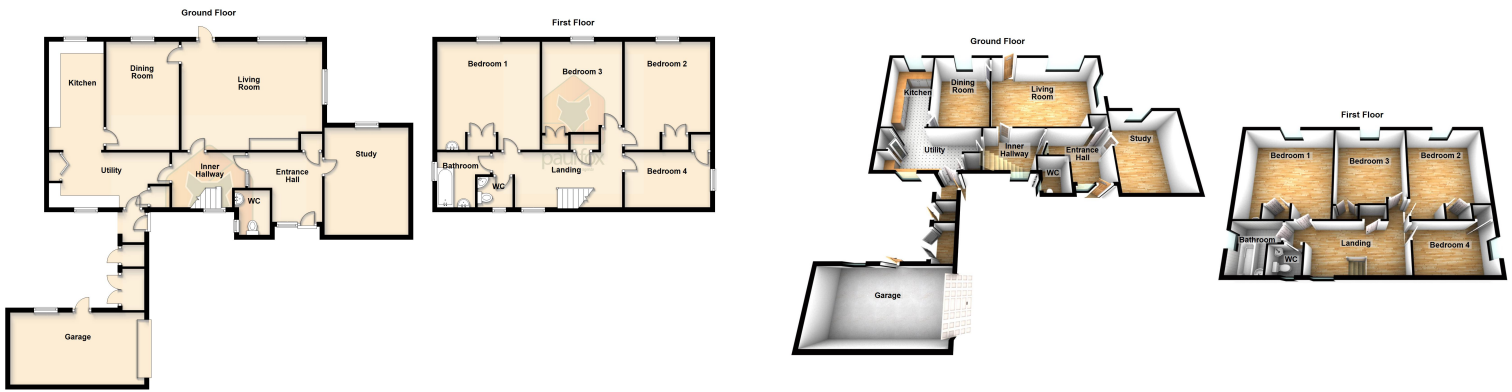
1.6m x 2.16m (5' 3" x 7' 1")

GARAGE

5.65m x 3.04m (18' 6" x 10' 0")



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
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