

Town & Country
Property Agents

GRICE &
HUNTER

Chartered Surveyors
Est 1924



Sandhills, 40 High Burgage, WINTERINGHAM, Nr Scunthorpe, DN15 9NE

- 1950's detached 3 bed Bungalow • Distinctive bay windowed design •
- Elevated setting in surrounding gardens • Retained character •
- Cavity insulation-PVC d/glzg-gas c/h • Exciting updating and development potential •



Price Guide: £150,000 NO CHAIN



Website: www.gricehunter.co.uk

LOCATION

The Historic village of Winteringham has a population of about 1,000 and lies on the south shore of the River Humber just off the A1077 (Scunthorpe to Barton highway, 8 miles Scunthorpe, 3 miles Winterton, 7 miles Barton upon Humber and Humber Bridge. A very pretty commuter village with church, village inn, post office/village shop, butchers, primary school, the famed Michelin star Winteringham Fields restaurant and country house hotel and nearby Winteringham Haven sailing facility.

Accommodation (room sizes approx)

Front ENTRANCE PORCH with door and glazed partition to:-

RECEPTION HALL with telephone point and smoke detector.

Front SITTING ROOM 4.6m x 3.4m of bay window character with additional side garden view, cornice and tiled fireplace with open fire grate.

LIVING and DINING ROOM 4.9m x 3.7m with side garden outlook, radiator, tv provision, tiled fireplace with open grate, full height cupboards and recessed shelving.

Inner LOBBY 2.5m x 1.5m with smoke detector, cloaks hooks, radiator and access to the roof space.

Breakfast KITCHEN 3.4m x 3.4m with side garden outlook, terrazzo tile floor, radiator, electric cooker point, range of base cupboards and drawers with counter top and single drainer sink with mixer tap, plumbing for slide under auto washer, tv provision and **shelved Pantry** (1.8m x with 1.6m) with gantry, meat safe, window and light.

Side ENTRANCE LOBBY with terrazzo tiled floor.

Separate TOILET with terrazzo tiled floor.

BATHROOM 2.5m x 1.7m with 3 piece suite in white comprising toilet, pedestal wash basin and panelled cast iron bath, half wall tiling typical of the period, radiator, vinyl floor, obscure glazed window, etc.

Front BEDROOM 1 4.6m x 3.4m max of bay window character with coving and smoke detector.

BEDROOM 2 3.6m x 3.5m with side garden outlook.

BEDROOM 3 3.4m x 2.6m with rear outlook and radiator.

OUTSIDE

The property is well elevated above road level. Walled frontage, double and personal gates, car access, ample garage space, surrounding predominantly lawned gardens (27m approx. frontage width), concrete walkways, sheds, outside light, integral storeplace, concrete fuel bunker, etc.

SERVICES (not tested)

Mains water, electricity, drainage and gas Partial gas central heating to radiators from Ideal Logic Combi 30 wall mounted balanced flue central heating boiler (installed June 2011).

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

Band 'C' (on-line enquiry)

TENURE

Freehold assumed

VIEWING

Strictly by prior appointment through Grice & Hunter 01724 866261



Ground Floor

Approx. 101.1 sq. metres (1088.6 sq. feet)



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4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

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