



Low Burgage, Winteringham DN15 9PF

welcome to

Low Burgage, Winterringham Scunthorpe

Attractive detached home in the sought-after village of Winterringham, featuring a lounge with log burner, modern kitchen with island, four bedrooms, generous gardens with open field views, and planning permission in place to complete additional living accommodation.



Entrance Porch

Double-glazed front entrance door.

Lounge

Double-glazed window to side aspect, log burner, and a radiator.

Dining Room

Double-glazed French doors, and a radiator.

Kitchen

Fitted kitchen with the range of wall and base cupboards, stainless-steel sink and drainer, electric oven, freestanding gas hob, extractor hood, plumbing for a dishwasher, two double-glazed windows, island, and a door to utility room.

Laundry Room

Central heating boiler, door to garden, plumbing for a washing machine.

Bedroom One

Unfinished extension bedroom.

Bedroom Two (Ground Floor)

Double-glazed window, fitted wardrobes, and a radiator.

Bedroom Three

Double-glazed window to rear aspect, built-in wardrobes, and a radiator.

Bedroom Four

Double-glazed Velux window, and a radiator.

Bathroom (Ground Floor)

Double-glazed window to rear aspect, bath, shower cubicle, wash hand basin with vanity unit, WC, and a bidet.

Front Garden

Driveway and laid to lawn area.

Rear Garden

Spacious rear garden mainly laid to lawn, featuring two patio areas, stunning open field views, and enclosed by timber fencing for added privacy.

Outbuildings

Unfinished double garage, timber shed, and a greenhouse.

Agents Note:

Planning permission has been granted for the extension and the creation of an additional bedroom above the garage, with the approved layout reflected in the floorplan provided. The proposed works offer an exciting opportunity for purchasers to complete and personalise the property in line with the existing consent.

The floorplan has been prepared using the approved planning drawings and is intended to illustrate the accommodation once the approved works have been carried out. The extension and additional bedroom have not yet been completed and will be completed by the purchaser following the sale. Buyers are advised to satisfy themselves regarding the approved plans and any associated requirements prior to proceeding.



view this property online williamhbrown.co.uk/Property/SCT111690



welcome to

Low Burgage, Winterringham Scunthorpe

- Detached village property
- Four bedrooms (one unfinished)
- Planning permission in place to complete the extension.
- Driveway providing off-road parking
- Double garage, timber shed and greenhouse

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SCT111690



Property Ref:
SCT111690 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



williamhbrown.co.uk