



2 Queen Street  
Winterton, DN15 9TS  
£249,950

*Bella*  
properties

**\*\* NO CHAIN \*\*** In the popular market town of Winterton, Bella Properties welcomes to the market this three bedroom detached home located on Queen Street. A unique opportunity for families, this home boasts three great reception rooms and three sizeable bedrooms.

Located close to local schools, shops, pubs and other local amenities, as well as transport links to further afield Scunthorpe, Barton-upon-Humber and Hull, this home is in a great location. Viewings are available straight away!

Ready for any buyer to make their own, the property itself briefly comprises of the entrance hallway, living room, sitting room, dining room and kitchen on the ground floor, with the landing, three bedrooms and family bathroom to the first floor. Externally, there is street parking to the front of the property, and a good sized rear garden with outbuilding including storage and W/C.



**Hallway****13'11" x 5'1" (4.26 x 1.56)**

Entrance to the property is via the front door and into the hallway. Internal doors lead to the living room, sitting room and dining room. Stairs lead to the first floor accommodation.

**Living Room****13'11" x 12'11" (4.26 x 3.94)**

Carpeted with central heating radiator and window facing to the front of the property. Sliding doors lead to the dining room.

**Sitting Room****14'0" x 8'11" (4.27 x 2.74)**

Carpeted with central heating radiator and window facing to the front of the property.

**Dining Room****10'7" x 16'6" (3.24 x 5.05)**

Parquet flooring with two central heating radiators and window facing to the side of the property. French doors lead to the side of the property.

**Kitchen****9'11" x 16'11" (3.04 x 5.18)**

Tiled flooring with central heating radiator and dual aspect windows. Base height and wall mounted units with wooden counter tops and tiled splashbacks, integrated oven and hob, integrated stainless steel sink and drainer and space and plumbing for white goods.

**Landing**

Internal doors lead to the three bedrooms and bathroom.

**Bedroom One****13'11" x 12'11" (4.26 x 3.96)**

Carpeted with central heating radiator, built in wardrobes and window facing to the front of the property.

**Bedroom Two****14'0" x 10'10" (4.28 x 3.32)**

Carpeted with central heating radiator, built in storage and window facing to the front of the property.

**Bedroom Three****10'7" x 9'0" (3.25 x 2.76)**

Carpeted with central heating radiator and window facing to the side of the property.

**Bathroom****7'10" x 6'4" (2.4 x 1.95)**

Vinyl effect flooring with tiled walls, central heating radiator and window facing to the side of the property. A three piece suite consisting of bathtub with overhead electric shower, sink and toilet.

**External**

To the front of the property is street parking. The rear garden is of good size and comes with an outbuilding consisting of storage space which measures 2.01m x 3.94m, W/C which measures 1.53m x 1.52m and a store which measures 1.53m x 1.6m, and a greenhouse.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





## Ground Floor



Total area: approx. 134.5 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		82
(81-91) B		
(69-80) C		
(58-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(58-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		