



Low Burgage, Winteringham, Scunthorpe 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.



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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

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT111690 - 0008

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