

AMER-ROSE, SUSWORTH, SCUNTHORPE

NORTH LINCOLNSHIRE, DN17 3AW
(Scunthorpe 6 miles, Gainsborough 9 miles)

Detached two/three
bedroom bungalow
with mature gardens

(SUBJECT TO AN
AGRICULTURAL
OCCUPANCY CONDITION)



FOR SALE BY PRIVATE TREATY

REDUCED GUIDE PRICE: £260,000.00
FREEHOLD WITH VACANT POSSESSION

Solicitors

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Selling Agents

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General Remarks and Stipulations

Location

Amer-Rose is situated to the east of both the River Trent and the C214 road which runs along the side of the eastern river bank, to the north of the village of Susworth in the County of North Lincolnshire. The town of Scunthorpe lies approximately six miles to the north east and the town of Gainsborough lies approximately nine miles to the south west.

Description

Amer-Rose is a detached two/three bedroom bungalow of brick construction under a concrete interlocking tile roof, extending to 2,377 sq.ft. The property has the benefit of an oil fired central heating system and UPVC double glazed windows throughout, with secondary glazing to two windows and the patio doors in the lounge.

The accommodation comprises the following:-

Entrance Hall - with a Myson Minivector electric heater and a cloak cupboard.



Lounge - dual aspect with a feature fireplace and stone surround, patio doors and skirting heaters.



Master Bedroom - dual aspect with a fitted wardrobe and units, and one radiator.

Inner Hall - with a floor to ceiling wardrobe/storage cupboard, an airing cupboard housing the hot water cylinder, immersion heater and one radiator.

Bathroom - part tiled with a green suite comprising double vanity sink unit, low flush w.c., corner bath, separate shower cubicle and one radiator.

Bedroom 2 - a double with a fitted wardrobe and one radiator.

Bedroom 3/Study - with fitted shelves, full height window and one radiator.

Separate w.c. - part tiled with a vanity wash hand basin.

Dining Kitchen - with a range of oak wall and floor units, drainer sink, Myson heater and a display cupboard with glass doors through to the;

Dining Room - with skirting heater.



Utility Room - with roof void access, door to the rear porch, a range of wall and floor units, one and a half bowl sink and plumbing for an automatic washing machine, one radiator and door to garage.

Rear Porch.

Integral Double Garage - with a Worcester central heating system and hot water tank, an electric roller shutter door and a Myson Minivector.

Cloakroom - with one radiator (external access only) and an outside w.c. with a low flush w.c. and pedestal wash hand basin.

General Remarks and Stipulations

Planning Condition

The Approval of Detailed Particulars (Ref 7/611/78) granted on 10 August 1978 was subject to four conditions, the first being that "the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971 or in forestry or a dependent of such a person residing with him (but including a widow or widower of such a person)".

Outgoings

North Lincolnshire Council

Council Tax Band "E"

2019/2020 charges payable £2,212.96

Energy Performance Certificate

The EPC rating is Band E.

Outside

The whole site extends to approximately 0.56 acre (0.23 hectare). There are mature lawned gardens, ornamental shrubs and a detached garden store with electricity and water to it, and a wooden summer house in the front garden.

Services

There are mains water and electricity supplies to the property. Drainage is to a septic tank.

Tenure and Possession

The bungalow and land are offered for sale freehold with the benefit of vacant possession on completion.

Viewing

Viewing is strictly by prior appointment with the Selling Agents on (01652) 653669.

Method of Sale

Amer-Rose is being offered by sale by Private Treaty. Interested parties are invited to speak to Andrew Houlden of the Selling Agents on (01652) 653669 or 07970 126303.

Floor Plan

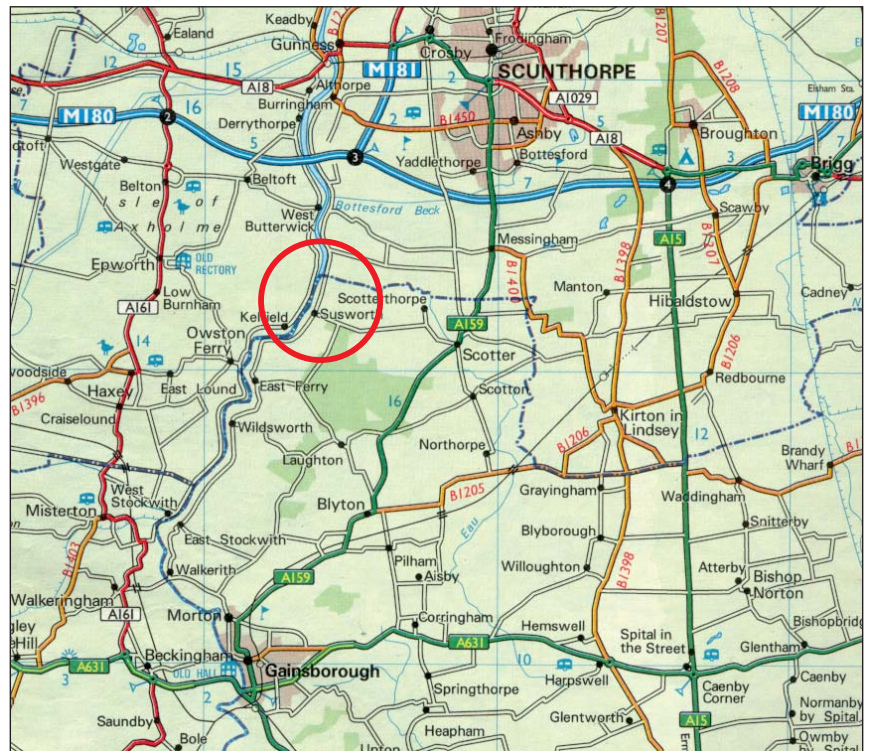
Amer-Rose, DN17 3AW

Approximate Gross Internal Area = 220.8 sq m / 2377 sq ft
(Excluding External Cloakroom / WC)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Amer-Rose, Susworth, Scunthorpe, DN17 3AW Site Plan & Location Plan



Important Notice

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