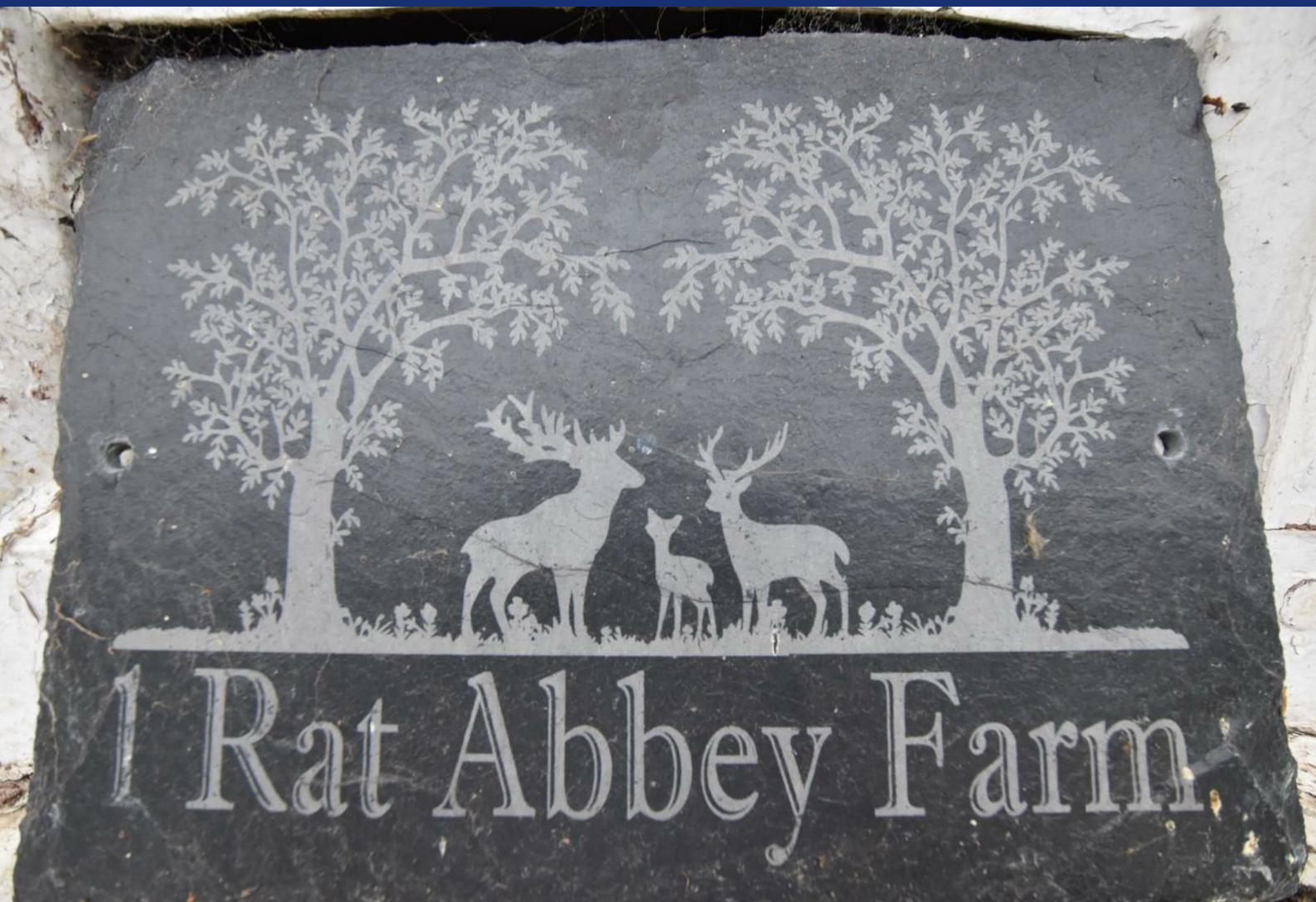


# HUNTERS®

HERE TO GET *you* THERE



**Ermine Street**

Winterton, Scunthorpe, DN15 9QZ

£650,000



Council Tax: A



# 1 Ermine Street

Winterton, Scunthorpe, DN15 9QZ

£650,000



## Front

### Equestrian Interest

Livery set up of ten timber and nine brick stables and a newly extended and resurfaced exercise arena. The paddocks are quick draining - with connection to the mains electric, automatic water and galaxy hot wash.

## Office

## Land

Set on approximately 10 acres of land, with great off road hacking.

## Front

Front of the home, which comprises two semi detached properties - which could be made into one with relevant permissions.

## Rear Aspect

Ample off road parking to the rear of the home.

## Kitchen (A)

11'11" x 12'0" (3.64m x 3.67m)

## Lounge (A)

11'10" x 14'0" (3.63m x 4.27m)

## Bathroom (A)

7'8" x 5'10" (2.34m x 1.80m)

## Utility Room (A)

## Bedroom 1 (A)

12'0" x 9'6" (3.66m x 2.92m)

## Bedroom 2 (A)

9'5" x 12'6" (2.88m x 3.83m)

## Bedroom 3(A)

12'8" x 8'9" (3.88m x 2.67m)

## Kitchen (B)

12'0" x 12'0" (3.67m x 3.68m)

## Lounge (B)

12'0" x 14'0" (3.66m x 4.28m)

## Bathroom (B)

7'7" x 6'5" (2.33m x 1.97m)

## Utility (B)

## Bedroom 1 (B)

11'11" x 9'6" (3.65m x 2.92m)

## Bedroom 2 (B)

9'10" x 12'7" (3.02m x 3.84m)

## Bedroom 3 (B)

9'1" x 8'8" (2.79m x 2.65m)

## Allotment Area

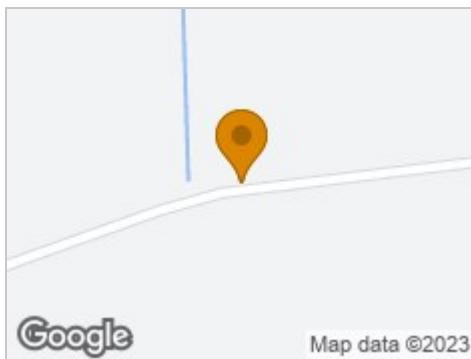
If you are looking for a fantastic opportunity to purchase an equestrian property with livery set up, then this is ideal! This estate, offers the buyer a unique opportunity to purchase two semi detached homes (could be made into one with relevant permissions), with land of approximately 10 acres. This land offers, in brief, ten timber and nine brick stables, a large hay barn, tack room, a newly extended and resurfaced all weather exercise arena and paddocks - which are quick draining, and connected to the mains electricity with automatic water drinkers. There is great off road hacking and local village hacking - with the Winterton Show offering an annual horse showing and show jumping event.

The property itself comprises of two mirror opposite semi detached home, each offering a fitted kitchen, utility room, lounge, ground floor bathroom and three good sized bedrooms to the first floor. The ample grounds also offer a large garden, which is predominantly laid to lawn, with mature trees and hedging - with an established allotment area-offering a peaceful haven for keen gardeners and nature lovers alike! In addition to this the property benefits from a oil central heating system, a double garage and ample off road parking.

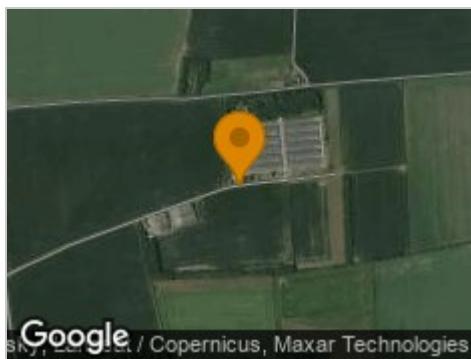
This home is situated on the outskirts of the small town of Winterton - close to local schools, amenities and bus routes. Within the village there are a variety of individual shops and restaurants. Viewing recommended!



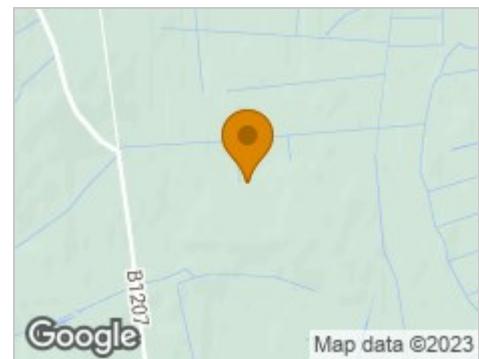
## Road Map



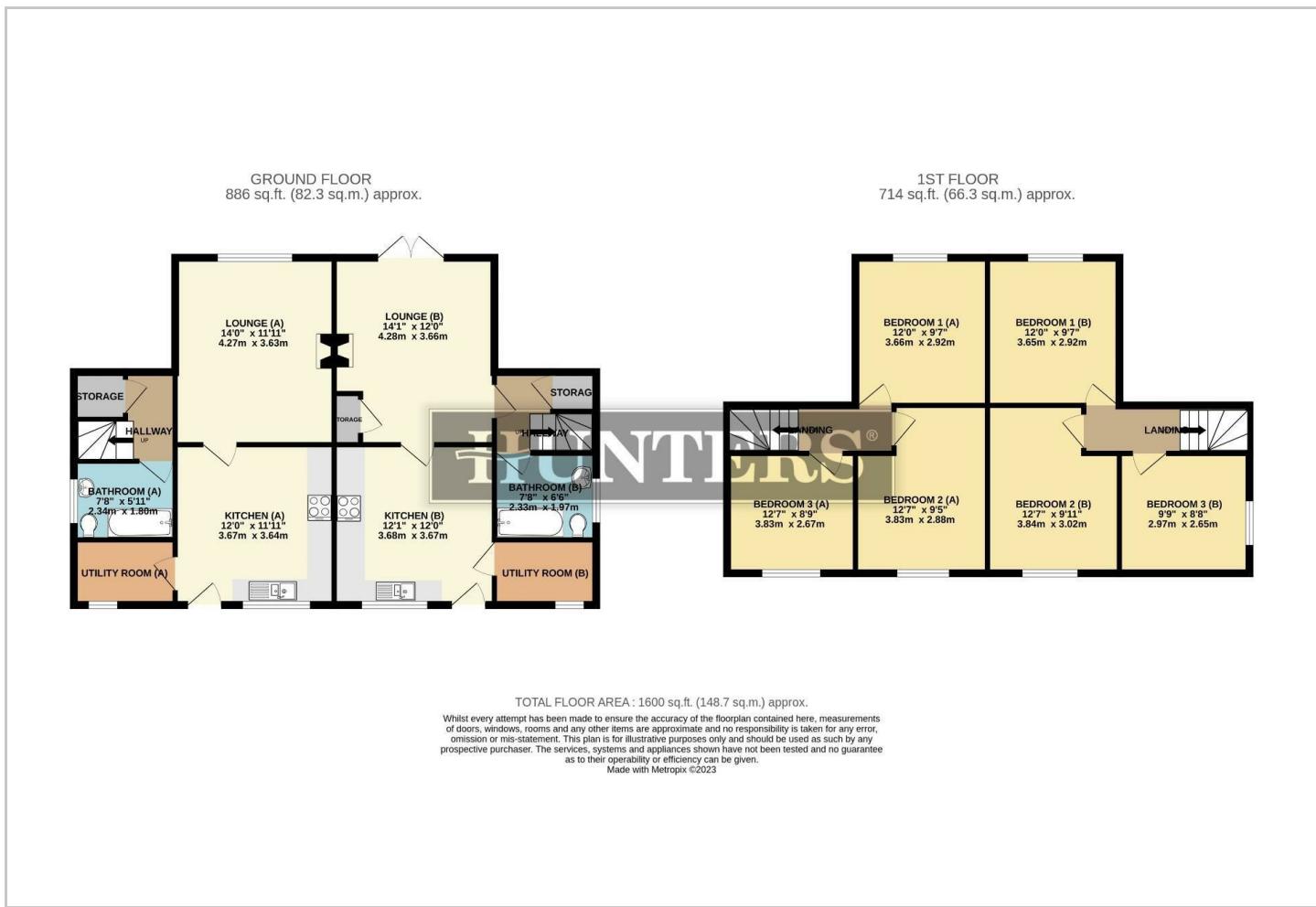
## Hybrid Map



## Terrain Map



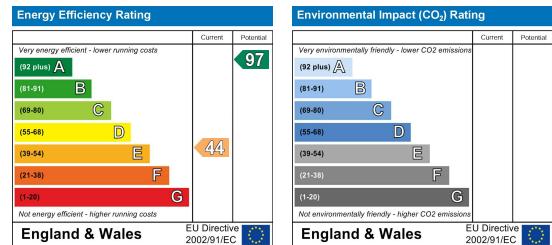
## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.