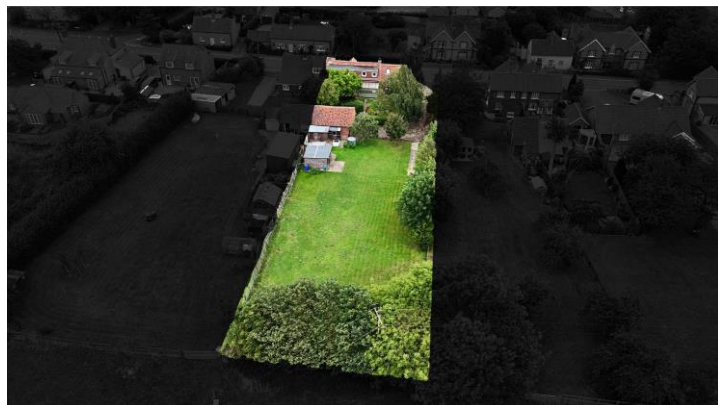




**27 Ermine Street,  
Appleby, Scunthorpe,  
Lincolnshire, DN15 0AA**

Asking Price: £295,000

EPC: F (37)  
Council Tax - C  
Leasehold



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

### Accommodation Summary:

- A CHARMING STONE BUILT COTTAGE
- HIGHLY DESIRABLE VILLAGE LOCATION
  - NO UPWARD CHAIN
  - APPROX 0.4 ACRE PLOT
  - 2 RECEPTION ROOMS
  - FITTED KITCHEN DINER
  - 2 DOUBLE BEDROOMS
  - 2 BATHROOMS
- LARGE DRIVEWAY & DOUBLE GARAGE

### Description:

A Charming stone built cottage, situated centrally in the highly sought after village of Appleby and ideally positioned for Scunthorpe and the south bank of the Humber. The property benefits from a substantial mature plot of approximately 0.4 acres with well maintained accommodation being offered with the benefit of no upward chain. Internal inspection reveals two reception rooms with feature fire places, a breakfast kitchen with well appointed range of wall and base units, two double bedrooms (one with en-suite shower room) and main family bathroom. Boasting a large rear lawned garden, wonderful for potentially a pony and pets. A large swing in driveway allows ample parking and direct access to a spacious double garage with range of timber outbuildings including stable.

### Rooms:

#### Central Entrance Hallway

Includes a hardwood entrance door with dado railing and internal hardwood barn style doors allow access off to;

#### Sitting Room

12' x 13'9" (3.66m x 4.2m). Enjoying a dual aspect with front hardwood sliding double glazed window and a rear uPVC double glazed window, oak beam to the ceiling, dado railing, two single wall lights and a feature open bricked recess fireplace with oak beam and quarry tile style hearth.



### Central Lounge

16'5" x 13'9" (5m x 4.2m). Benefitting from a dual aspect with front hardwood double glazed sliding window and two rear uPVC double glazed windows, oak beam to the ceiling, three single wall lights, TV input and an open bricked live fireplace with oak beam and a multi burning stove with further quarry style hearth, a traditional single flight staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, a built-in storage cupboard and a further barn style door allows access to;



### Rear Entrance Lobby

Has a built-in cloaks cupboard, tiled flooring and a barn style door allows access to the kitchen diner and a rear conservatory.



### Kitchen Diner

13'5" x 11'3" (4.1m x 3.43m). With a side hardwood double glazed sliding window and a rear uPVC double glazed window. The kitchen includes a range of pine fronted low level units, drawer units and wall units, drawer units and wall units with rounded pull handles, tiled working top surfaces with matching uprising incorporates a one and a half ceramic sink unit with drainer to the side and block mixer tap, space for a free standing cooker, space for a fridge freezer, plumbing for a washing machine, a floor mounted Worcester oil boiler, oak beam to the ceiling and tiled flooring.



### Rear Conservatory

6'3" x 12'7" (1.9m x 3.84m). With a polycarbonate lean to roof, tiled flooring and surrounding hardwood windows with two twin hardwood entrance doors.

### First Floor Landing

Includes a rear uPVC double glazed window and barn style doors allowing access off to;



### Master Bedroom 1

12'6" x 13'9" (3.8m x 4.2m). With two twin rear uPVC double glazed windows, laminate flooring and beams to the ceiling.

### Rear Double Bedroom 2

12'3" x 13'9" (3.73m x 4.2m). With two twin rear uPVC double glazed windows, laminate flooring, oak beams to the ceiling, a built-in over the stairs storage cupboard and an internal door allows access off to;

### En-Suite Shower Room

10'11" x 12'2" (3.33m x 3.7m). With a Velux sky light, storage in the eaves and a two piece suite comprising a low flush WC, single walk-in shower cubicle and fitted storage cupboards.

### Family Bathroom

6'11" x 7'10" (2.1m x 2.4m). With a front hardwood sliding window and a three piece suite comprising a panelled bath, a low flush WC and a pedestal wash hand basin and vinyl flooring.

### Grounds

The property is positioned on a substantial mature plot in the centre of Appleby with the front providing a fully stocked shrub borders enjoying a hard standing driveway which leads round the rear of the property providing ample off street parking and allowing direct access to a large detached double part stone and bricked garage. Further to the grounds provides a timber storage shed, a timber palm stable and further to the grounds provides a substantial lawned garden with open paddock views. Directly from the rear lobby provides well kept principally lawned gardens with planted borders and secure boundary fencing.

### Double Garage

24' x 15'1" (7.32m x 4.6m). With twin hardwood glazed windows, twin front up and over doors, power and lighting.

