



Malkinson Close, Winterton, DN15

£150,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

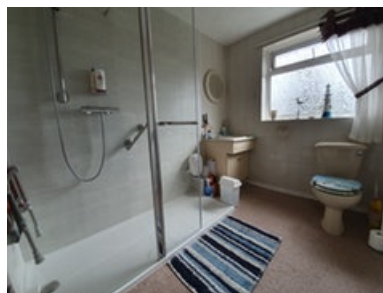
RECENTLY REDUCED a beautifully spacious 2 bed bungalow with ample enough space for a FIRST TIME BUYER / FAMILY or someone looking to DOWNSIZE - situated in the popular area of Winterton - AN INTERNAL VIEWING IS A MUST!

Key features:

- 2 double bedrooms
- Modern bathroom
- Large lounge
- Spacious kitchen with appliances
- Seperate dining room & seperate sitting room
- Storage
- Private drive
- Enclosed private rear garden
- RECENTLY REDUCED
- MOTIVATED VENDOR
- INTERNAL VIEWING A MUST!

Extra info:

- **Property Age:** 45 years
- **Council Tax:** Band C (£1609.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



A fantastic opportunity to purchase a spacious home with great potential which is located in a well-regarded location in Scunthorpe, close to transport links, shopping facilities and amenities.

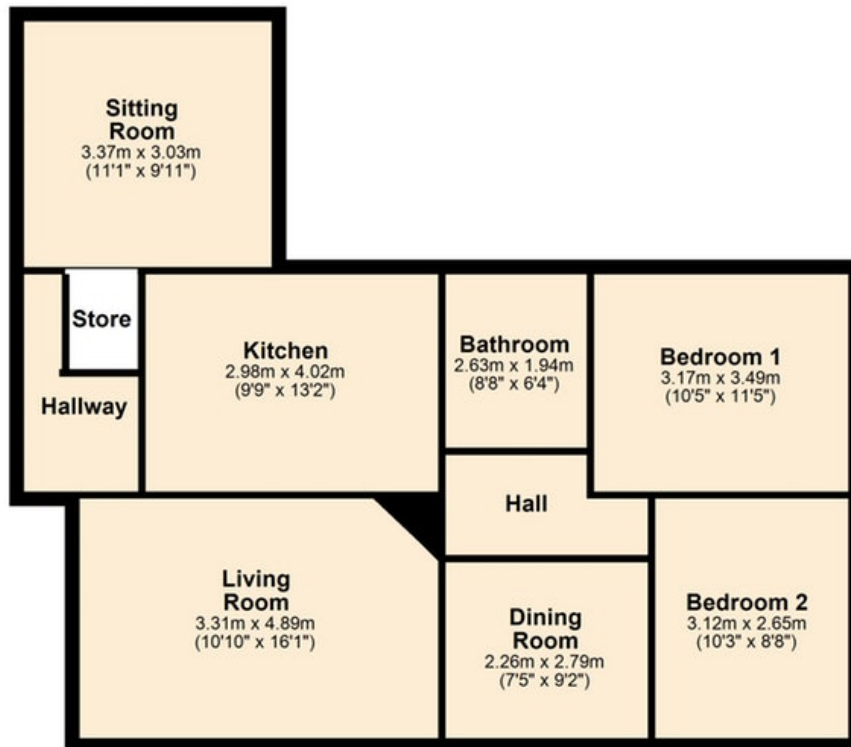
This property is an ideal investment with its spacious rooms, modern style shower, and with an enclosed rear garden which is low maintenance and private.

The home also has space for off-road parking with your own garage and driveway which can allocate more than 2 cars if needed, whilst also benefitting from uPVC double glazing and gas central heating.

Floor plan:

Ground Floor

Approx. 87.7 sq. metres (943.6 sq. feet)



Total area: approx. 87.7 sq. metres (943.6 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

6, Malkinon Close
Winterton
SCUNTHORPE
DN15 9TJ

Dwelling type: Detached bungalow
Date of assessment: 17 August 2011
Date of certificate: 19 August 2011
Reference number: 9318-0024-6268-8599-4950
Type of assessment: RdSAP, existing dwelling
Total floor area: 63 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	255 kWh/m ² per year	238 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	2.8 tonnes per year
Lighting	£55 per year	£35 per year
Heating	£548 per year	£526 per year
Hot water	£81 per year	£81 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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