

## The Proactive Agent

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### 122 Doncaster Road Scunthorpe, North Lincolnshire DN15 7DN

DDM Residential are delighted to offer to the open market this substantial, beautifully presented four bedroom detached family home of distinction for which internal inspection is considered essential.

**\*\*NO CHAIN\*\***

**Asking Price : £285,000**

EPC RATING : C



**Further information and viewings: DDM Residential - Scunthorpe Office - 01724 868168**

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## DESCRIPTION

The generous property retains many original features including stained and leaded interior doors - majority having original handles, original cornicing and wooden window sills. The accommodation benefits further from uPVC double glazing and gas central heating and briefly comprises entrance porch to hall, dual aspect sitting room and drawing room both with feature fireplaces, conservatory and dining kitchen. To the first floor there are four generously proportioned bedrooms including one with en-suite bathroom together with a family bathroom and separate wc. Having extensive parking, detached tandem garage and good sized lawned garden to the rear. Viewing essential.

## ACCOMMODATION

### ENTRANCE PORCH

uPVC double glazed entrance door and windows and original door to:

### HALL

Original tiled floor, wood panelling to dado height, decorative cornicing, radiator, uPVC double glazed porthole window and return staircase to the first floor with deep cupboard under.

### SITTING ROOM

18' 0" x 14' 0" (5.48m x 4.26m)

uPVC double glazed bay window to the front aspect and further uPVC double glazed window to the side aspect, original decorative cornicing and ceiling rose, feature fire surround to living flame effect gas fire.

### DRAWING ROOM

19' 1" x 14' 0" (5.81m x 4.26m)

uPVC double glazed window to the side aspect, uPVC double glazed bay window overlooking the conservatory, original cornicing to ceiling, decorative ceiling rose, mahogany fire surround with tiled inset and hearth to living flame effect gas fire, radiator.

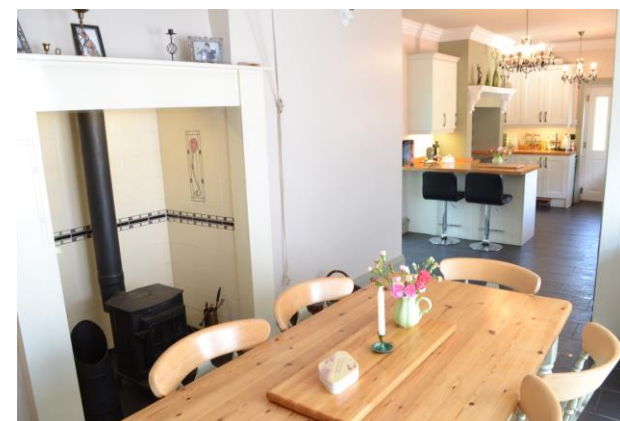
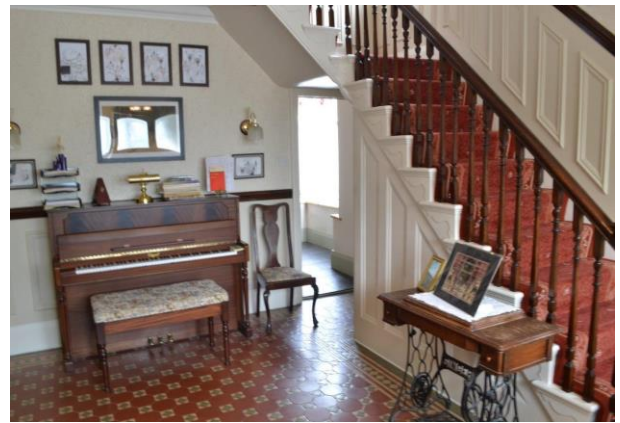
### DINING KITCHEN

32' 3" x 12' 9" max (9.82m x 3.88m max)

uPVC double glazed bay window to the side aspect, wooden surround with built in lights and tiled inset to multi fuel stove, excellent range of base and wall mounted units with complementary work surfaces incorporating a one and a half bowl sink and drainer with mixer tap, space for range style gas cooker with two extractor fans over, space and plumbing for washing machine, space for American style fridge freezer, decorative cornicing, tiled floor, double glazed composite door to the rear aspect and uPVC double glazed French windows to the conservatory.

### CLOAKROOM

Close coupled wc, pedestal wash hand basin with tiled splashback, dado rail, uPVC double glazed window.



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### CONSERVATORY

19' 4" x 12' 9" (5.89m x 3.88m)

uPVC double glazed conservatory with oak effect laminate flooring, modern wall mounted radiator and French doors to the rear garden.

### LANDING

uPVC double glazed window to the side aspect, ceiling rose, laundry cupboard, radiator, wood panelling to dado height and drop down ladder giving access to fully boarded loft with power and light.

### BEDROOM 1

16' 0" x 14' 0" (4.87m x 4.26m)

uPVC double glazed window to the rear aspect, original deep corning, picture rail, ceiling rose, range of fitted wardrobes with inset lights.



### BEDROOM 2

18' 2" x 14' 0" (5.53m x 4.26m)

uPVC double glazed bay window to the front aspect, original corning and ceiling rose, picture rail and radiator.

### BEDROOM 3

14' 5" x 11' 0" (4.39m x 3.35m)

uPVC double glazed window to the side aspect, corning, ceiling rose, picture rail, radiator with cover, range of fitted wardrobes and access to:

### EN-SUITE

Fully tiled walk in shower, close coupled wc, vanity unit with inset wash hand basin, uPVC double glazed window and radiator.



### BEDROOM 4

12' 11" x 8' 2" (3.93m x 2.49m)

uPVC double glazed window to the front aspect, radiator, fitted wardrobes and cupboards with built in lights forming bed recess, deep corning and ceiling rose.

### BATHROOM

Fully tiled walk in shower, roll top bath with ball and claw feet, vanity unit with wash hand basin, coving, laminate flooring, fully tiled walls, radiator, towel rail and uPVC double glazed window to the side aspect.



### SEPARATE WC

Low flush wc, dado rail, coving, uPVC double glazed window to the side aspect.

### EXTERNALLY

There is generous off road parking for numerous vehicles with turning area leading to a tandem brick garage with workshop area, power and light. To the rear of the property there is a neat lawned garden with mature well stocked borders and mature trees.

REF: SC16/101

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