



14 The Rowans Westwoodside, DN9 2PQ

- A credit to its current owners this recently modernised bungalow is immaculate throughout and boasts quality fixtures and fittings. Situated in the village of Westwoodside and within easy access to all local amenities and the M180 motorway network for commuting to Leeds, Sheffield, Doncaster and Scunthorpe. Comprising of a reception hallway, living room, breakfast kitchen, dayroom, two bedrooms and bathroom. Upvc double glazed. Gas fired central heating. Driveway with parking and detached single garage. Rear lawned garden with patio area. Viewing is essential to appreciate this home of beauty. Contact agents for internal inspection. •

- Detached bungalow - Immaculate throughout - Living room - Dayroom - Kitchen - Two bedrooms - Bathroom •

Price Region: £255,000

**DETACHED BUNGALOW:
ACCOMMODATION,**

GROUND FLOOR ONLY:

RECEPTION HALLWAY:

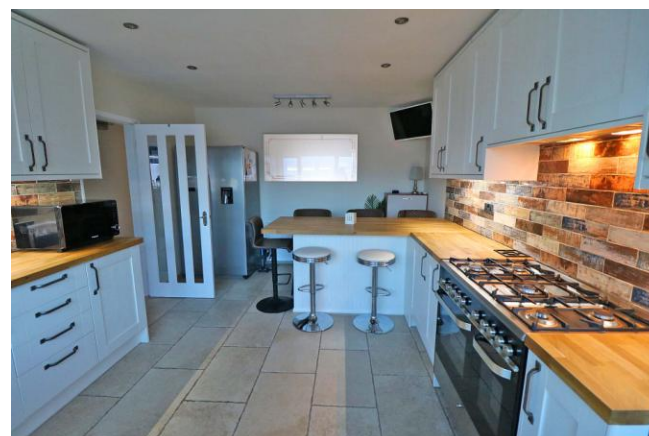
Front facing entrance door leads into L-Shaped reception hallway. Tiled floor. Loft access. Radiator.

LIVING ROOM: 13' 1" x 11' 5" (3.999m x 3.490m)

Front facing bow window. Inglenook style fireplace with solid beam mantel, tiled hearth and log burning stove. Television point. Window looking through to kitchen.



BREAKFAST KITCHEN: 16' 3" x 11' 5" (4.954m x 3.483m) Rear facing entrance door and window overlooking the dayroom. An extensive range of fitted wall and base units with drawers. Larder storage. Beech worktop incorporating a one and half bowl drainer sink with mixer tap. Tiled splash backs. Double oven range with five ring gas hob and extractor fan over. Integrated dish washer. Breakfast bar with concealed lights. Ceiling spotlights. Television point. Tiled floor. Radiator.



DAYROOM: 12' 10" x 11' 10" (3.936m x 3.618m) Brick base and wall. High level windows, additional side and rear facing windows and rear facing French doors giving access to the garden and patio area. Air cooling unit that can also be used as a heater. Laminate floor. Television point. Radiator.



BEDROOM 1: 11' 5" x 9' 11" (3.486m x 3.035m) Front facing window. Radiator.



BEDROOM 2: 11' 4" x 8' 10" (3.474m x 2.713m) Rear facing window. Radiator.



BATHROOM: 8' 2" x 6' 8" (2.499m x 2.051m) Side facing window. Fitted suite comprising of a vanity sink unit, low level WC and P-shaped bath with hand shower attachment, rain shower over and side screens. Storage cupboard. Tiled walls and floor. Heated towel rail.



OUTSIDE: The front of this property benefits from a lawned garden and gravelled parking area. There is a driveway to the side with additional parking. Double iron gates giving access to a detached single garage with double wooden doors and personal door. The rear garden is lawned with a paved patio area and gravelled patio area that is all enclosed by a wooden fence boundary. External tap and lights.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: B

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236