

3 BEDROOM SEMI DETACHED HOUSE



**63 STATION ROAD KEADBY, SCUNTHORPE.
DN17 3BS
PRICE REGION OF £139,950**

*****3-bedroom semi detached house*** NO UPWARD CHAIN!** A wonderful opportunity to acquire a family home in need of modernisation. Good location with good local amenities!

THE PROPERTY A fantastic opportunity to acquire this three-bedroom semi-detached home, located in the popular and well-connected village of Keadby. The property does require some modernisation but offers tremendous potential to create a family home. Conveniently situated close to local amenities, including schools, doctors and shops with excellent bus service to the town centre and motorway networks. The accommodation briefly comprises a reception lobby, living room, dining kitchen and utility room. Upstairs there are three bedrooms and a family bathroom. **The home also benefits from UPVC double glazing and oil-fired central heating.** Externally the property has lawned gardens to the front and side with a patio enclosed by wooden fencing boundary. Double wooden gates open onto a driveway providing off-road parking. This home is offered with **NO UPWARD CHAIN** making it an ideal choice for families looking to personalise and make their mark on a property. Contact the agents today to arrange a viewing and to see what this home has to offer!

RECEPTION LOBBY Entrance door and front and side windows. Staircase leading to first floor landing and bedrooms.

LIVING ROOM 16' 3" x 12' 10" (4.966m x 3.928m) Double aspect windows. Electric fire with pine fireplace surround and marble effect inset and hearth. Television point. Radiator



UTILITY ROOM

Rear facing window and door. Fitted base unit and worktop. Floating Belfast sink with tiled splash backs. Provision for washing machine.

DINING KITCHEN 13' 2" x 10' 6" (4.036m x 3.222m)

Double aspect windows. Fitted base and wall units with drawers. Worktop incorporating stainless steel single bowl drainer sink with tiled splash backs. Halogen hob and built in oven. Provision for whitegoods. Walk in pantry. Radiator.



LANDING Rear facing window. Built in cupboard. Radiator. Loft access.

BEDROOM 1 12' 9" x 10' 4" (3.897m x 3.150m) Double aspect windows. Built-in storage/wardrobe. Radiator.

BEDROOM 2 10' 9" x 10' 5" (3.293m x 3.193m) Front facing window. Built-in storage. Radiator.

BEDROOM 3 9' 9" x 6' 6" (2.984m x 1.998m) Side facing window. Radiator

BATHROOM 7' 6" x 5' 6" (2.287m x 1.678m) Rear facing window. Low level pedestal hand wash basin and WC. Tiled splashback. Bath with electric shower over. Radiator.

OUTSIDE

To the front of the property there is a hedged boundary with double gates that open onto the driveway offering off road parking. There is a small personal gate that leads to the front of the property. The property has lawned gardens to the front and side with a patio area. The garden is full of established mature shrubs and flowers all enclosed by wooden fencing and hedge boundary. Outside lighting and tap.



The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

Misrepresentation

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