



Wyvern Water Lane, Scunthorpe, DN15 9BA

£300,000

In a quiet semi rural position on an elevated plot within the lovely West Halton community, this energy efficient detached home has been renovated and extended throughout. Three bedrooms, two bathrooms, a superb extended open plan living kitchen with vaulted ceiling and a utility space . With two sets of doors opening out onto the surrounding south west facing gardens the living space really does make the most of the outside space too.

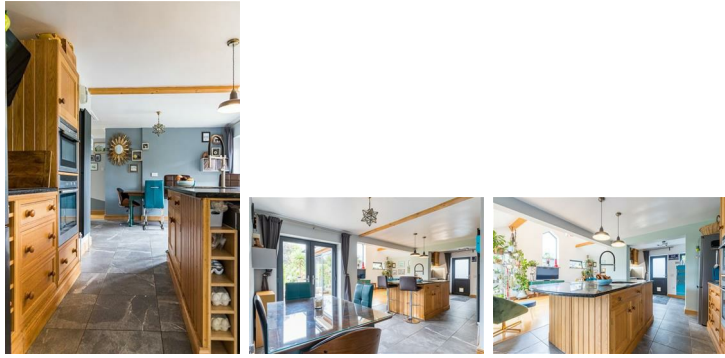
Fitted with an air source heat pump and solar, this home is almost free from running costs too with the owners also having an electric car. The charger is located in the garage which has a remote operated door, there is ample parking for a couple cars and even a hardstanding for a trailer or caravan.

Viewings are available, please contact us to book.

Entrance Hall

With panel radiator engineered wood flooring and oak skirting boards.

Kitchen Diner 12'6" x 19'4" (3.83 x 5.90)



With range of oak units and granite work tops. Large island with sink and plumbing for dishwasher. Two Neff ovens, induction hob and vertical radiator. Oak skirting boards.

Utility 23'0" x 6'4" (7.02 x 1.95)

With further range of oak units, underfloor heating, One and a half sink and plumbing for washing machine.

Lounge 11'0" x 18'6" (3.37 x 5.66)



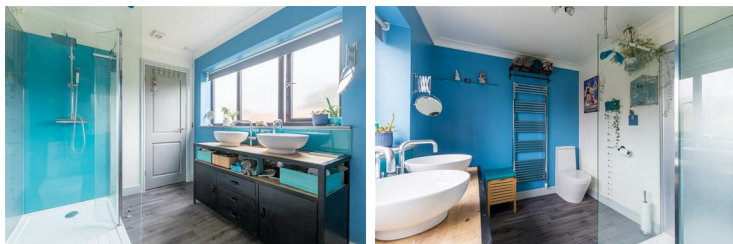
With vaulted ceiling, sliding doors, feature window, underfloor heating and oak skirting boards. Engineered wood flooring.

Bedroom One 11'8" x 14'11" (3.57 x 4.55)



With windows to 2 sides, panel radiator and engineered wood flooring.

En suite 9'8" x 7'7" (2.97 x 2.33)



With 4 piece suite – walk in shower, low level WC, his and hers wash basins and bidet.

Bedroom Two 11'4" x 10'11" (3.47 x 3.33)

With panel radiator, engineered wood flooring and fitted wardrobes.

Bedroom Three / Study 9'8" x 6'10" (2.95 x 2.10)

With panel radiator and carpet.

Family Bathroom 9'6" x 9'7" (2.92 x 2.94)



With bath, washstand and low level WC. Vertical radiator.

Outside



Wrap around grounds, with the front gardens transformed into low maintenance. The rear gardens are beautifully maintained, with a range of established bedding and shrubs, as well as providing a real sun trap. Space for a home office/studio.

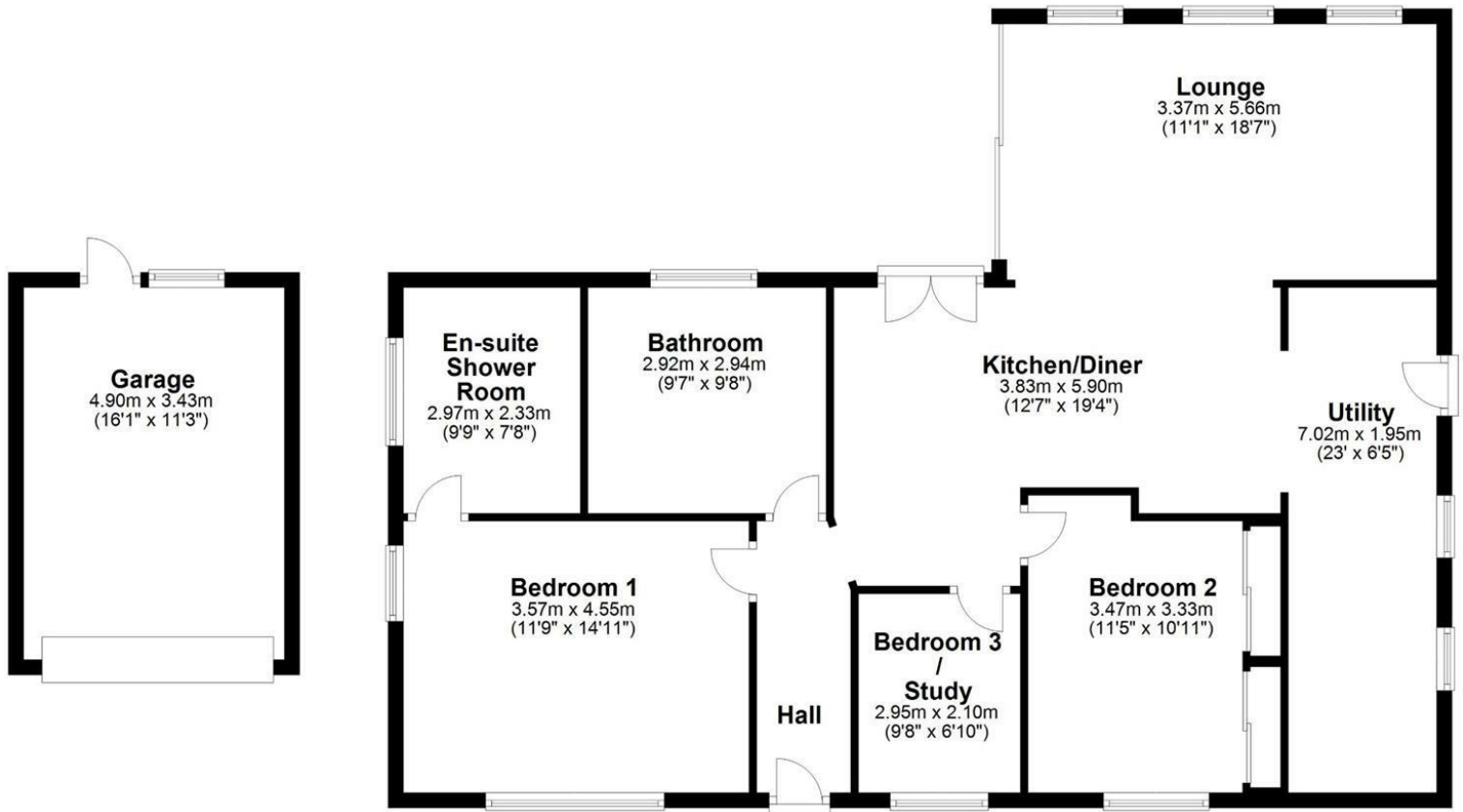
Detached Garage 16'0" x 11'3" (4.90 x 3.43)



With electric roller door, electric car charging point, power, light and water. The garage was re-roofed in late 2022. Planning permission has previously been given to create a double garage.

Ground Floor

Approx. 127.2 sq. metres (1369.6 sq. feet)

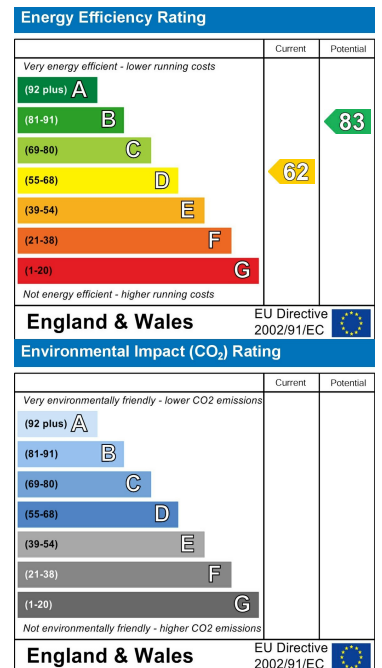


Total area: approx. 127.2 sq. metres (1369.6 sq. feet)

Area Map



Energy Efficiency Graph



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