



**Offers in the region of £65,000**

**TENURE : LEASEHOLD**

**The Fairways, DN15 7EF**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**Off road parking**

**Low maintenance rear garden**

**Well presented throughout**

**Gas central heating combi-boiler**

**Modern bathroom**

**Modern fitted kitchen**

**Louise Oliver Properties Limited**  
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Louise Oliver Properties proudly presents a charming one-bedroom flat for sale in the esteemed Lodge Moor residential estate of Scunthorpe. This property is exclusively available to cash purchasers.

Nestled within walking distance of various local conveniences and amenities, this residence offers both comfort and convenience. Upon entry through the front aspect, you are greeted by a spacious porchway leading to an entrance hall adorned with multiple walk-in storage cupboards and stylish wood laminate flooring throughout. The generously sized lounge, located at the front, features polished wood laminate flooring, a large uPVC double glazed window, and ample space for a three-piece suite along with additional furnishings. The bedroom, positioned at the rear, provides a tranquil retreat with its plush carpeted flooring and a view overlooking the south-facing garden. The kitchen, designed in a practical galley style, boasts wood-fronted wall and base storage, twin worktops, a built-in oven and grill, and plentiful under-counter storage. A single door leads to the inviting south-facing rear garden. Completing this delightful residence is a modern bathroom, featuring a panel bath with a handheld chrome shower hose, a floating ceramic bowl hand basin, a ladder-style towel radiator, a close-coupled toilet, and tiled walls. Externally, the property offers off-road parking and a beautifully manicured south-facing garden.

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To arrange a viewing, please call 01724 853 222.

## **ENTRANCE**

Upon entering through the front aspect via a uPVC door, you step into a charming porchway defined by open brick walls. Beyond, a wood composite door leads into the main entrance hall, adorned with sleek wood laminate flooring. Here, you'll find a radiator for comfort, along with three convenient walk-in storage cupboards. Illuminated by a ceiling light, this welcoming space grants access to all rooms within the property.

## **LOUNGE** *3.85m x 3.98m*

The front aspect lounge features glossy wood laminate flooring, offering a touch of sophistication to the space. Natural light floods in through the front aspect uPVC window, enhancing the ambiance. A radiator ensures comfort, while the ceiling light illuminates the room, creating a cosy and inviting atmosphere.

## **KITCHEN** *3.21m x 2.04m*

The modern galley-style kitchen offers both functionality and style. It features sleek wood-fronted wall and base storage units, complemented by wood effect worktops for a contemporary look. A one and a half composite sink and drainer provide convenience for daily tasks. Equipped with a gas combination combi boiler, this kitchen ensures efficient heating. Tiled walls add a touch of elegance and practicality. Built-in appliances include a gas hob and oven, accompanied by a stainless steel

extractor unit positioned over the hob for effective ventilation. The kitchen boasts durable wooden laminate flooring and provides ample space for under-counter white goods. Natural light streams in through the rear aspect uPVC window, while a single door offers convenient access to the rear garden. Completing the space is a ceiling light, ensuring well-lit and functional cooking environment.

**BEDROOM** 4.16m x 2.46m

The double bedroom offers a tranquil retreat with its plush carpeted flooring, providing warmth and comfort underfoot. A radiator ensures a cosy atmosphere, ideal for restful nights. Natural light streams in through the rear aspect uPVC window, brightening the space and creating a welcoming ambiance. Completing the room is a ceiling light, offering illumination and enhancing the overall charm of the bedroom.

**BATHROOM** 2.44m x 1.34m

The three-piece bathroom suite exudes modern elegance and functionality. It features a close-coupled toilet, providing convenience and space-saving design. A ladder towel radiator adds both warmth and style to the room. The centre piece of the suite is the sleek wall-hung ceramic bowl hand basin, offering a contemporary touch. Adjacent to it is the panel bath equipped with chrome mixer taps and a handheld shower hose, ensuring versatility for bathing preferences. Tiled walls and flooring not only enhance aesthetics but also facilitate easy maintenance. Natural light filters through the rear aspect obscure glazed window, while an extractor unit helps maintain ventilation and air quality. Completing the ensemble is a ceiling light, providing ample illumination for grooming and relaxation in this inviting bathroom space.

**EXTERNAL**

The front aspect boasts a convenient paved off-road parking space, providing ease of access for vehicles. A paved footpath leads from the parking area to the rear garden, facilitating seamless movement throughout the property. The rear garden offers a delightful outdoor retreat, featuring a lush lawn area that is meticulously maintained. A block-paved patio provides a charming space for outdoor dining, entertaining, or simply relaxing in the fresh air. Enclosed by a fenced perimeter, the garden offers privacy and security, creating a peaceful oasis for enjoyment and recreation. Whether it's hosting gatherings with friends and family or unwinding in solitude, this outdoor space offers versatility and tranquillity.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: The Fairways, DN15