



Asking Price £230,000

TENURE : FREEHOLD

Blackthorn Close , DN15

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

VERY POPULAR LOCATION

QUIET CUL-DE-SAC

SPACIOUS CONSERVATORY

**LARGE GARDEN WITH
DECKING**

**EASE OF ACCESS TO
GALLAGHER RETAIL PARK**

OFF-ROAD PARKING

Louise Oliver Properties Limited
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU
info@louiseoliverproperties.co.uk | 441724853222
Website: louiseoliverproperties.co.uk



Louise Oliver Properties welcomes to the market this spacious three bedroom detached bungalow, located in Blackthorn Close, Scunthorpe.

Located in a quiet cul-de-sac, this bungalow boasts a popular sought after residential location. Good access to local amenities, Gallagher Retail Park and quick access to local motorways.

This spacious property showcases a generously proportioned open-plan lounge/diner, complemented by a well-appointed kitchen featuring ample storage solutions. Adding to its allure is a spacious conservatory that extends to a delightful decking area, offering captivating views of the lovely landscaped garden. As you navigate through the hallway, you'll discover two sizable double bedrooms, alongside a charming third single bedroom. The well-equipped three-piece bathroom suite, complete with an electric shower over the bath and a bifold shower door, adds a touch of luxury to this inviting abode.

Council Tax Band C

To register your interest and book a viewing, please contact the office on 01724 853 222.

ENTRANCE

A white uPVC double glazed front door leads into the hallway. Fully carpeted, internal doors lead from the hallway into a small storage cupboard, the living room and an opening leads straight into the kitchen.

LOUNGE 3.48m x 4.77m

The lounge comprises of wallpapered and carpeted throughout, electric fire with wood surround and ceramic hearth. Light fitting to ceiling, front aspect uPVC double glazed unit, single radiator and archway leading to dining room creating an open plan feel.

DINING ROOM 4.90m x 2.74m

The dining room comprises of internal wood panelled door leading from the kitchen and hallway, carpeted and wallpapered throughout, high ceiling with feature wood battens, chandelier light to ceiling, feature lights to walls, uPVC double glazed window and clear glazed double door leading into the conservatory.

CONSERVATORY 2.89m x 4.71m

This generous conservatory boasts laminate flooring throughout, uPVC double glazed unit covering the whole room, light to the walls, single radiator and uPVC double glazed patio doors leading out to the wrap around back garden.

KITCHEN 2.39m x 3.58m

Rear aspect modern kitchen comprising of white fronted wall and base storage, U shaped worktop surround, five ring gas hob, double oven and grill, composite sink and drainer, front aspect uPVC window, space for freestanding white goods, radiator, and light to ceiling.

BEDROOM ONE 2.60m x 3.83m

White panelled internal door with chrome handled leads from the hallway into bedroom one. This room comprises of fully carpeted floor, wallpapered walls, fitted wardrobes with sliding mirrored doors, single radiator, light to ceiling and uPVC double glazed window unit.

BEDROOM TWO 3.23m x 2.91m

Bedroom two comprises of internal panelled door with chrome handle, fully wallpapered, carpeted floor, single radiator, light to ceiling and uPVC double glazed window unit.

BEDROOM THREE 2.39m x 2.91m

Bedroom three comprises of internal panelled door with chrome handle. carpeted floor, wallpapered, light to ceiling and uPVC double glazed window unit.

SHOWER ROOM 2.60m x 2.00m

This fully equipped shower room consists of tiled surround with tiled border, black vinyl flooring, single radiator, chrome towel radiator, small airing cupboard with chrome handled double doors, chrome toilet roll and towel holder, low level toilet with chrome push button flush, sink vanity unit with chrome mixer tap and plug, acrylic bath with chrome taps and plug, electric

shower over the bath, bifold glass shower door, ceiling cupboards for storage, spotlights and extractor fan to ceiling.

EXTERNAL

The front aspect garden is grassed with paving stone walkway up to the front door, surrounded by fencing and bushes. The rear aspect wraparound garden is lead to by decking from the conservatory to the grassed area. The end of the garden holds a small area of slate chippings. Decorative gravel border with planting potential up to the garage.

Disclaimer

DISCLAIMER: Louise Oliver Properties Limited themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances, and specific fittings. No person in the employment of Louise Oliver Properties Limited has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Louise Oliver Properties Limited

15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU

info@louiseoliverproperties.co.uk | 441724853222

Website: **louiseoliverproperties.co.uk**







Louise Oliver Properties Limited
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU
info@louiseoliverproperties.co.uk | 441724853222
Website: louiseoliverproperties.co.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Blackthorn Close, DN15