



Louise Oliver  
Properties

£172,500  
Outgate, DN17 4JD



 2  
Bedrooms

 1  
Bathroom

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#### NO FORWARD PURCHASE CHAIN

A well-presented and spacious two-bedroom semi-detached bungalow in the rural village of Ealand, offered with no forward chain. Featuring full double glazing, gas central heating, a large conservatory, generous gardens with open field views, off-road parking, car port, and detached garage. Conveniently located near Crowle, Scunthorpe, and motorway links.

## **Outgate, Ealand – Two-Bedroom Semi-Detached Bungalow with Garage, No Chain**

Offered to the market with no forward purchase chain, this spacious two-bedroom semi-detached bungalow is located on the quiet and sought-after Outgate in Ealand, North Lincolnshire. A fantastic opportunity for those seeking a move-in-ready home with scope to personalise, the property is well-presented throughout and boasts a range of appealing features including full uPVC double glazing, gas central heating via a Vaillant combi boiler, and generous external space.

Internally, the home comprises a bright and spacious open-plan lounge and dining area, benefiting from a front-aspect bay leaded window, wood-effect laminate flooring, an electric fireplace with mantle, radiator, and ceiling light. This sociable layout offers a great space for relaxing or entertaining.

The kitchen is fitted with a range of white gloss-fronted wall and base cabinets and features a U-shaped worktop that wraps the perimeter, incorporating a breakfast bar. Additional features include a stainless steel sink and drainer, space for freestanding white goods and electric cooker, extractor unit, bay leaded front-aspect window, wood-effect laminate flooring, radiator, and ceiling light.

The bungalow offers two generously sized double bedrooms. The first includes a built-in two-door storage cupboard, rear aspect uPVC window, radiator, and ceiling light. The second bedroom, also a double, offers built-in storage and double uPVC doors opening into the rear conservatory—providing natural light and garden access—along with a radiator and ceiling light.

A large conservatory spans the full width of the rear aspect, surrounded by uPVC double-glazed windows and featuring double doors leading directly to the garden. This flexible space is enhanced with a radiator and wall-mounted down lights, making it usable all year round.

The modern bathroom includes a three-piece suite comprising a P-shaped curved panel bath with electric shower overhead and fixed single screen, pedestal hand basin, and a low-level flush toilet. Complemented by tiled walls, an obscure glazed side-aspect window, radiator, extractor fan, and ceiling light.

Externally, the property offers well-maintained low-maintenance gardens, with the rear enjoying open farmland views—providing a tranquil and private outdoor setting. A generous driveway with carport and locked gated access leads to a detached single garage, offering ample off-street parking and secure storage.

Situated in the rural village of Ealand, this home enjoys peaceful surroundings with easy access to local nature walks, while being conveniently located near the amenities of both Crowle and Scunthorpe. The motorway network is just a short drive away (approx. 10 minutes), offering excellent connectivity for commuters.

This charming bungalow presents a rare opportunity to enjoy countryside living without compromise—early viewing is strongly recommended.

**Lounge** *5.53m x 3.38m*

The open-plan lounge and dining area features a front-aspect leaded bay window, wood-effect laminate flooring, an electric fireplace with mantle, a radiator, and ceiling lighting.

**Kitchen** *3.54m x 2.75m*

The kitchen features white gloss-fronted wall and base units with a full U-shaped worktop perimeter incorporating a breakfast bar. It includes a stainless steel sink and drainer, space for freestanding white goods and an electric cooker with extractor unit above, a front-aspect leaded bay window, wood-effect laminate flooring, a radiator, and ceiling lighting.

**Bathroom** *2.07m x 1.74m*

The bathroom is fitted with a three-piece suite comprising a P-shaped curved panel bath with an over-bath electric shower and fixed single shower screen, a pedestal hand basin, and a low-level flush toilet. Additional features include a side-aspect obscure glazed window, tiled walls, radiator, extractor unit, and ceiling light.

**Bedroom One** *3.38m x 2.42m*

The double bedroom comprises built-in two-door storage, a rear-aspect uPVC window, radiator, and ceiling light.

**Bedroom Two** *2.86m x 2.67m*

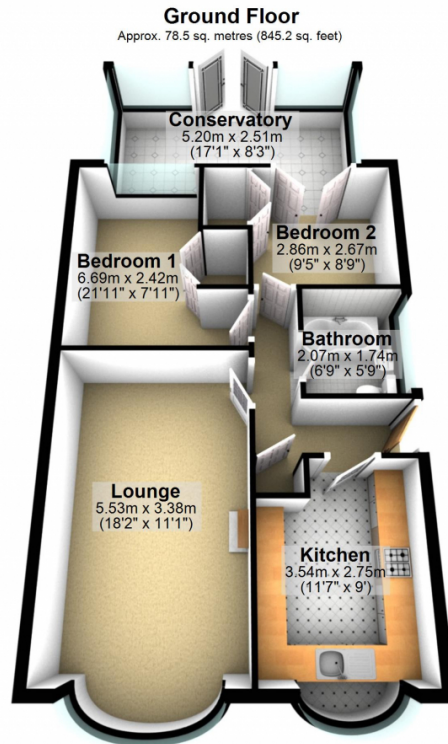
Bedroom Two, a double, features built-in two-door storage, double uPVC doors opening into the conservatory, a radiator, and ceiling light.

**Conservatory** *5.20m x 2.51m*


The large conservatory spans the full width of the rear aspect and features double doors opening out to the garden, full uPVC double-glazed window surrounds, a radiator, and wall-mounted down lights.

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Total area: approx. 78.5 sq. metres (845.2 sq. feet)  
**81 Outgate**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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