



12 POCHARD DRIVE
SCUNTHORPE, DN16 3WH

£175,000
FREEHOLD

Welcome to Pochard Drive, Lakeside, Scunthorpe – where pristine elegance meets effortless living. Whether you're seeking your first home or a promising investment opportunity, this immaculate property offers both in abundance.



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12 POCHARD DRIVE

- OPEN EVENING FRIDAY 10TH MAY 5-7PM NO APPOINTMENT NEEDED • GARAGE WITH OFF STREET PARKING • OPEN PLAN LIVING / DINING ROOM • MODERN KITCHEN • SOUTH FACING LOW MAINTENACE GARDEN • CLOSE TO LOCAL AMENITIES AND SCHOOLS • FREEHOLD • COUNCIL TAX BAND B



DESCRIPTION

Welcome to Pochard Drive, Lakeside, Scunthorpe – where pristine elegance meets effortless living. Whether you're seeking your first home or a promising investment opportunity, this immaculate property offers both in abundance.

Step inside to discover a welcoming entrance hallway, guiding you seamlessly into the heart of the home – a bright and airy kitchen bathed in natural light. Beyond lies the cozy lounge, leading gracefully to a formal dining room adorned with French doors that open onto the enchanting south-facing garden. Completing the ground floor is a tastefully decorated WC, adding convenience and style to everyday living.

Ascend to the first floor to find a sanctuary of comfort and style. The principal bedroom beckons with its chic paneling, serving as a captivating feature wall, and boasts an ensuite bathroom for ultimate relaxation. Two additional bedrooms await, offering versatility – one currently serving as a charming dressing room, while the other promises a serene space for rest. The family bathroom, bright and spacious, invites rejuvenation with its serene ambiance.

Character abounds on the first floor, courtesy of lovely feature windows and pendant lighting,

lending an air of sophistication to the space. Outside, the fully enclosed rear gardens present a private oasis, complete with lush lawns and a delightful patio area – perfect for al fresco dining or simply soaking up the sun.

Adding to the appeal is the convenience of a garage to the rear, providing ample storage space and off-road parking – a valuable asset for any homeowner.

ENTRANCE HALLWAY

Accessed through a timber door with stairs to the first floor and access to:-

DOWNSTAIRS WC

With a low flush WC, corner sink and extractor fan.

LIVING / DINING ROOM

Dual aspect with French doors to the rear aspect and two windows to the front aspect, space for comfy sofas and a six seater table.

KITCHEN

Rear facing with a half glazed timber door and window looking into the garden, the kitchen has a range of shaker style wall and base units with laminate worktops a ceramic sink, integrated dishwasher, space and plumbing for a washing machine, integrated fridge/freezer, eye level electric fan assisted oven, induction hob with extractor fan.

FIRST FLOOR LANDING

Up the dtairs with an arched window to the front aspect and a storage cupboard.

MASTER BEDROOM

With a window to the rear aspect, feature wood panelling with space for a king size bed and storage.

MASTER EN-SUITE

With an opaque window to the rear aspect, WC, pedestal hand wash basin, cubicle shower with bifold glass door.

BEDROOM TWO

With a window to the rear aspect, space for a double and wardrobes.

BEDROOM THREE

With two windows to the front aspect, space for a double bed and storage.

FAMILY BATHROOM

With an opaque window to the front aspect, panelled bath, pedestal hand wash basin and WC.

EXTERNALLY

The rear of the property is fully enclosed with timber fencing, access to the garage and off street parking, laid to lawn with a flag paved patio.

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ADDITIONAL INFORMATION

Local Authority –

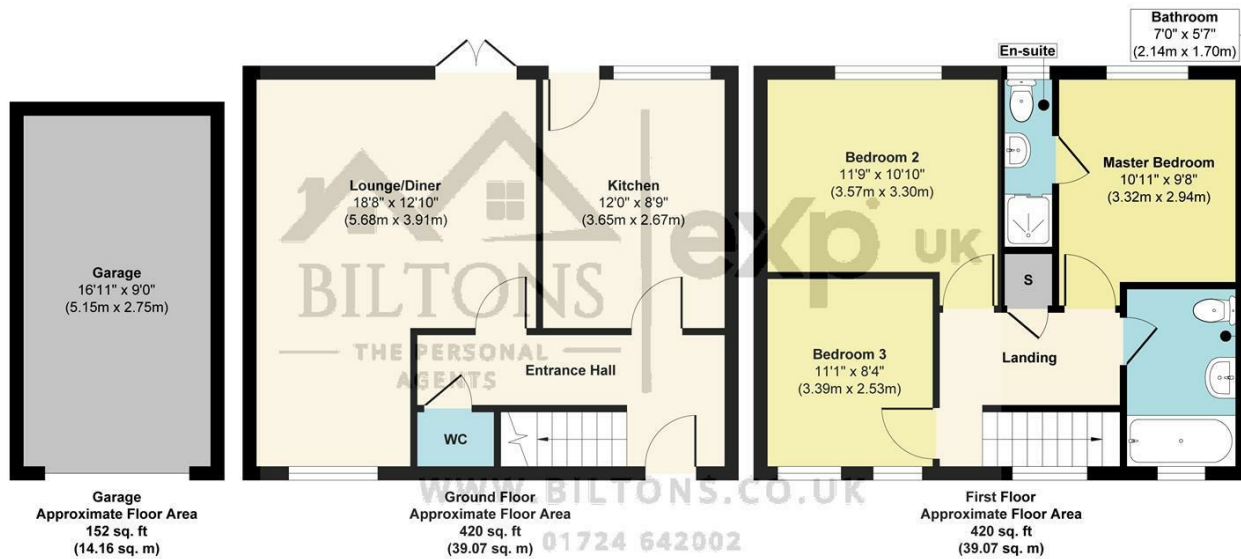
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1065.64 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 992 sq. ft / 92.30 sq. m (Including Garage)

Illustration for identification purposes only. Measurements are approximate, not to scale.

Produced by Elements Property

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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