



**115A MOORWELL ROAD**  
**SCUNTHORPE, DN17 2SX**

**£285,000**  
**FREEHOLD**

Welcome to this lovely family home situated on Moorwell Road in Scunthorpe. This property has been heavily extended on the ground floor to truly encompass open plan and modern-day living.



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01724 642002



# 115A MOORWELL ROAD



## DESCRIPTION

Welcome to this lovely family home situated on Moorwell Road in Scunthorpe. This property has been heavily extended on the ground floor to truly encompass open plan and modern-day living. Finished to a great standard, it boasts plenty of off-street parking at the front and a good-sized double garage.

As we enter the property, there's a charming front-facing formal living room. The rear of the house is where the magic happens, featuring a huge open-plan kitchen that flows into the dining area and then into a separate sunroom. The sunroom includes French doors that open onto a beautiful Indian sandstone patio area.

The top floor offers two large double bedrooms and a good-sized single bedroom, currently used as a home office. There's also a newly fitted family bathroom. Outside, the rear garden is laid to lawn and incredibly private, with a non-overlooked disposition. The vendors have also created a sheltered entertaining seating area, perfect for gatherings

## ENTRANCE HALLWAY

Accessed through a UPVC double glazed door, with stairs to the first floor, under stairs storage, leading into:-

## LIVING ROOM

Forward facing with a UPVC bay window to front aspect, feature fireplace, space for comfy sofas with double doors through into the dining area.

## KITCHEN / DINER

With a UPVC double glazed window to side aspect, range of soft grey wall and base units with quartz worktops, stainless steel single sink with chrome mixer tap, integrated dishwasher, integrated full height fridge, integrated under counter freezer, eye level Bosch electric fan assisted oven and microwave grill. The contrasting central island has dark grey base units with timber worktop, five gas ring hob with extractor fan with breakfast bar and draws and storage cupboards. The dining area has space for a six seater table and chairs and opens up into the:-

## SUN ROOM

With Velux style windows to the ceiling, UPVC double glazed French doors leading out onto the Indian sandstone patio, space for comfy sofas.

## REAR LOBBY

With a UPVC door to the side aspect providing access to the:-

## WC / UTILITY

With an opaque UPVC double glazed window to side aspect, WC, vanity housed hand wash basin with storage and space and plumbing for a washing machine.

## FIRST FLOOR LANDING

With a UPVC double glazed window to side aspect and loft hatch access to the ceiling.

## BEDROOM ONE

Forward facing with a UPVC double glazed window to front aspect, space for a king size bed with side draws and wardrobes.

## BEDROOM TWO

Rear facing with a UPVC double glazed window looking into the garden, space for a king size bed with wardrobes and storage.

## BEDROOM THREE

Forward facing with a UPVC double glazed window to front aspect, space for a single bed and storage.

## FAMILY BATHROOM

With an opaque UPVC double glazed window to rear aspect, panelled bath, WC, vanity housed hand wash basin with storage, cubicle shower with rainfall and hand held attachment, chrome towel heater.

## EXTERNALLY

The front of the property is laid to lawn with a dwarf brick wall and a block paved driveway that provides off street parking for several vehicles and leads to the detached garage. The rear garden is laid to lawn with an Indian sandstone patio, a pergola creating another seating area behind the garage.

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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

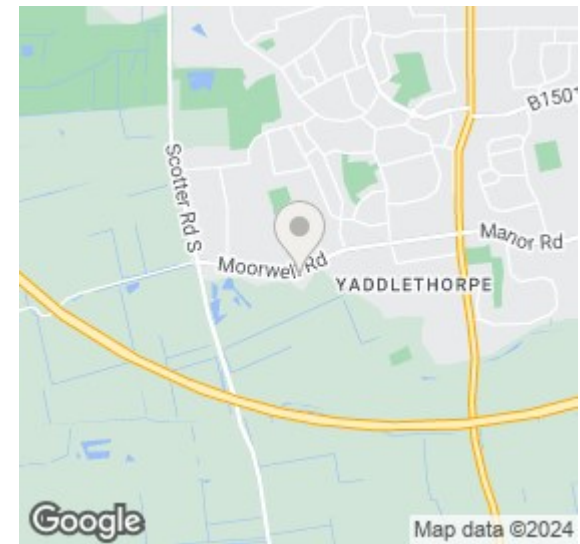
Viewings – By Appointment Only

Floor Area – 1356.26 sq ft

Tenure – Freehold



FLOOR PLAN  
IMAGE  
COMING  
SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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