

## 16 OUNDLE CLOSE SCUNTHORPE, DN16 3QR

**£180,000**  
**FREEHOLD**

Welcome to this traditional three-bedroom semi-detached property located on a cul-de-sac in the popular Bottesford area. Within walking distance to the local school



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# 16 OUNDRLE CLOSE



## DESCRIPTION

Welcome to this traditional three-bedroom semi-detached property located on a cul-de-sac in the popular Bottesford area. Within walking distance to the local school, this home offers a great opportunity for a family, needing a small amount of modernisation. Upon entering, you are greeted by a living-through dining room with a sliding door leading to the rear garden. The ground floor also features a good-sized kitchen with a breakfast area and a convenient WC.

The first floor comprises of two large double bedrooms, each with built-in storage, and a single bedroom currently utilized as a home office. The property boasts excellent off-street parking with a large driveway and garage, along with beautifully manicured and maintained rear gardens. This home is ideal for first-time buyers or young families looking for a welcoming and practical living space.

## ENTRANCE HALLWAY

Accessed through a UPVC double glazed door with stairs to the first floor and a radiator leading into:-

## DOWNSTAIRS WC

With an opaque double glazed window to side aspect and a WC.

## LIVING ROOM

Forward facing with a UPVC double glazed bay window to front aspect, radiator, feature electric fire with oak surround leading into:-

## DINING ROOM

With a UPVC double glazed sliding door out onto the patio, radiator, space for a six seater table.

## KITCHEN / BREAKFAST ROOM

With a UPVC double glazed window to rear aspect, a UPVC double glazed door to side aspect. range of shaker style wall and base units with laminate

worktops, sink, electric fan assisted oven with electric hob and extractor fan, integrated fridge and freezer, space and plumbing for a washing machine, space for a breakfast table, radiator.

## FIRST FLOOR LANDING

With a UPVC double glazed window to side aspect with loft hatch access.

## BEDROOM ONE

Forward facing with a UPVC double glazed window to front aspect, radiator, space for a double bed, built in wardrobes and overhead storage, space for drawers.

## BEDROOM TWO

With a UPVC double glazed window looking out into the rear garden, radiator, space for a double bed with side draws and built in wardrobes.

## BEDROOM THREE

With a UPVC double glazed window to front aspect, space for single bed with storage and a radiator,

## FAMILY BATHROOM

With an opaque double glazed window to rear aspect, walk in shower, WC, hand wash basin with storage, chrome towel heater, cupboard housing boiler.

## EXTERNALLY

The front of the property has a dwarf brick wall with a paved driveway which leads to the detached garage with an electric door, the garden is laid to lawn with mature borders. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area and a shed and a greenhouse.

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### ADDITIONAL INFORMATION

Local Authority –

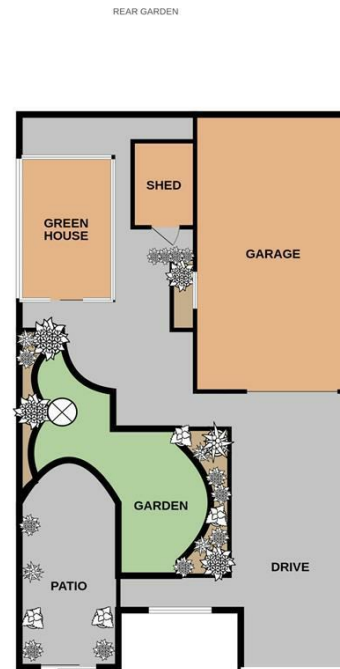
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</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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