



**31 PINWOOD CLOSE**  
SCUNTHORPE, DN16 3FB

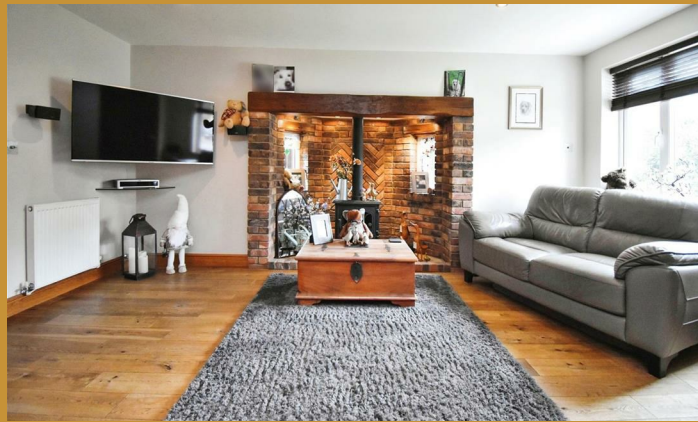
**£240,000**  
**FREEHOLD**

Welcome to this absolutely gorgeous detached three-bedroom family home on Pinewood Close in Scunthorpe. This property has been impeccably kept, updated, and extended.



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## 31 PINWOOD CLOSE



### DESCRIPTION

Welcome to this absolutely gorgeous detached three-bedroom family home on Pinewood Close in Scunthorpe. This property has been impeccably kept, updated, and extended.

Upon entering, you'll find a forward-facing living room with a beautiful inglenook fireplace, creating a cozy and inviting atmosphere. Adjacent to the living room is a large utility and boot room, perfect for extra storage and convenience. The well-appointed kitchen features quality appliances and a high-end finish, making it a pleasure to cook and entertain in.

The property boasts an impressive extension that includes a family sitting room with a vaulted ceiling and bifold doors that open onto a highly manicured rear garden, allowing for seamless indoor-outdoor living. Completing the ground floor is a convenient WC.

Heading upstairs, you'll find the master bedroom with en-suite facilities, providing a private and luxurious retreat. There are two additional bedrooms, both well-sized and comfortable, served by a very well-finished family bathroom.

The property offers off-road parking for two vehicles at the front. The back garden is designed for easy maintenance with artificial grass and beautiful mature borders, creating a serene and attractive outdoor space.

This home is perfect for a family looking for a comfortable, stylish, and practical living space in a desirable location.

### LIVING ROOM

### KITCHEN

### SITTING ROOM

### UTILITY/BOOT ROOM

### LANDING

### BEDROOM ONE

### EN-SUITE

### BEDROOM TWO

### BEDROOM THREE

### FAMILY BATHROOM

### EXTERNAL

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### ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C


Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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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