

## 15 PEACOCK STREET

SCUNTHORPE, DN17 2DX

**£145,000**  
**FREEHOLD**

Welcome to this truly immaculate semi-detached property located on Peacock Street. What an opportunity for a first-time buyer to purchase something that is so well done! The current owner has renovated every inch of this house, including rewiring, installing a new bathroom and kitchen, double glazing, and a new boiler.



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## DESCRIPTION

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The renovations have been executed to a high standard, ensuring a comfortable and modern living space. Additionally, the property boasts lush green lawns to the front and rear, creating a picturesque setting. Off-street parking adds to the convenience and practicality of this charming home. Whether you're looking for your first home or a stylish upgrade, this property offers both quality and comfort in abundance.

## ENTRANCE

Via uPVC double glazed door into living room with two lights to ceiling, uPVC double glazed window to front aspect, two radiators, feature media unit and stairs to the first floor.

## KITCHEN/DINING ROOM

A lovely open plan kitchen/dining area, the kitchen has spotlights to the ceiling, uPVC double glazed window and French doors to the rear aspect, a range of oak effect wall and base units, space and plumbing for a dishwasher, electric fan assisted oven and hob with stainless steel extractor fan, the kitchen opens up into the dining room with ample space for a 4-seater dining table.

## UTILITY

A great addition to the property is this long utility room giving loads of additional storage and an extra sink and space for a washing machine and tumble dryer.

## WC

Light to ceiling, low flush WC

## FIRST FLOOR LANDING

Light to ceiling, uPVC double glazed window to side aspect and loft hatch access

## BEDROOM ONE

Light to ceiling, uPVC double glazed window to front aspect and radiator

## BEDROOM TWO

Light to ceiling, uPVC double glazed window and radiator

## BEDROOM THREE

Light to ceiling, uPVC double glazed window and radiator

## FAMILY BATHROOM

Light to ceiling, panelled bath with shower overhead, vanity housed hand wash basin and WC with storage cupboards and a towel heater.

## EXTERNAL

This captivating semi-detached property immediately draws the eye with its charming facade. A striking feature is the freshly laid lawns both at the front and rear of the property, exuding a sense of vibrancy and care. As you approach, the neatly maintained front garden welcomes you, hinting at the meticulous attention to detail within.

The driveway, generously sized, extends a warm invitation for off-street parking, ensuring convenience for residents and visitors alike. This practical addition complements the property's allure, enhancing its functionality without compromising on style.



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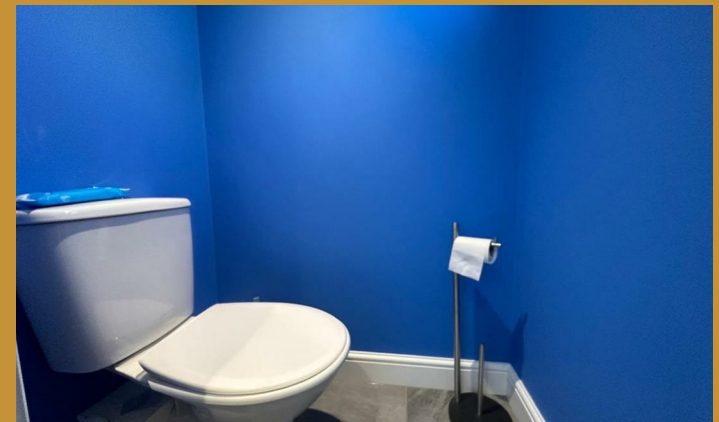
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## ADDITIONAL INFORMATION

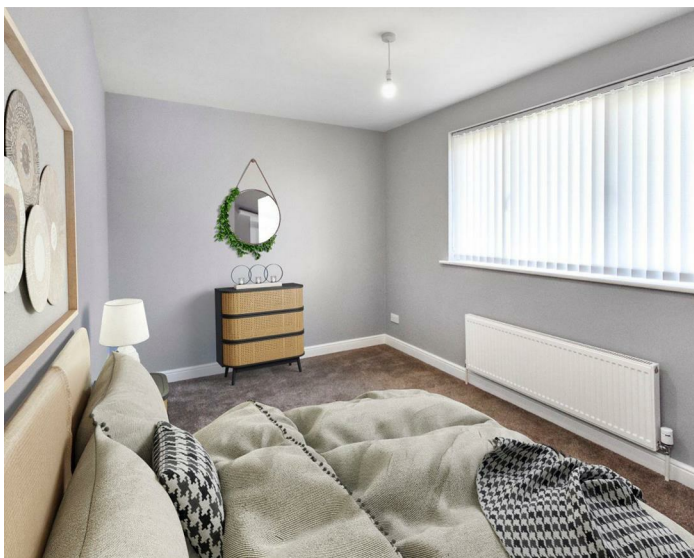
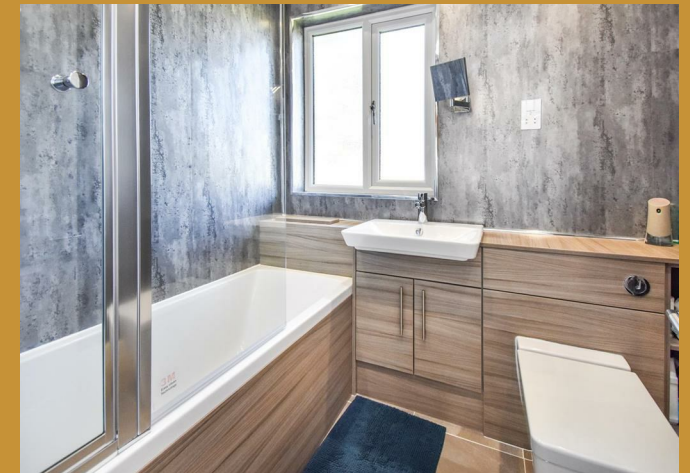
Local Authority –

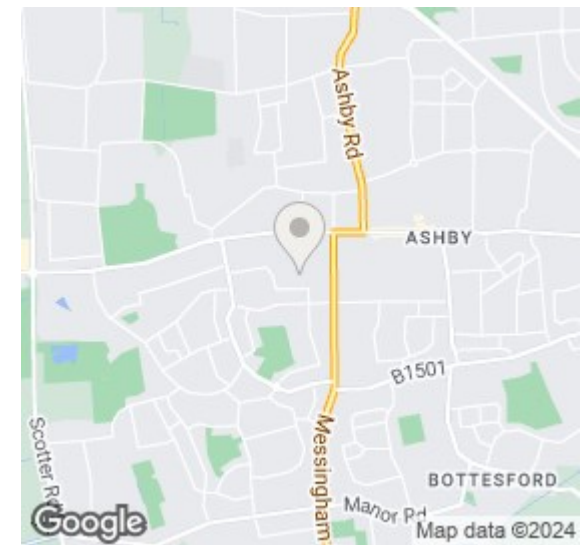
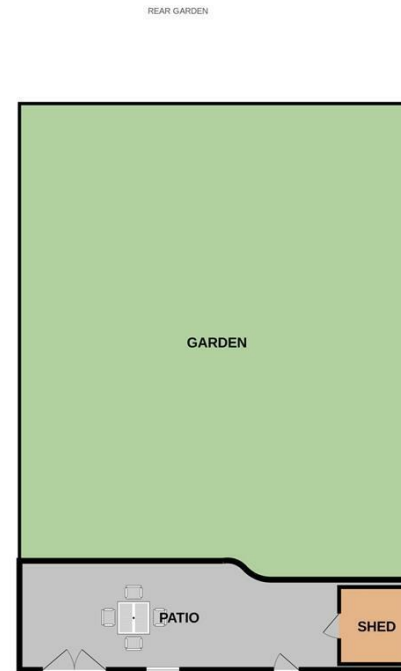
Council Tax – Band A

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>77</b>
(69-80) <b>C</b>	<b>64</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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