



38 ENNERDALE LANE
SCUNTHORPE, DN16 2RW

£235,000
FREEHOLD



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DESCRIPTION

The property has been meticulously maintained to a high standard throughout its time, offering a fantastic living space for its future occupants. Approaching the property, you are greeted with a driveway capable of accommodating two vehicles, along with an attached garage for additional parking or storage space. Stepping inside, the first thing you will notice is the forward-facing living room, providing a comfortable and inviting space for relaxation and entertainment. Adjacent to the living room is the kitchen diner, a well-appointed area ideal for family meals and gatherings. It is a perfect space to create and enjoy culinary delights together. Additionally, on the ground floor, there is a convenient WC for added practicality and convenience. Moving to the upper level, you will find the master bedroom with an ensuite bathroom, offering a private retreat for the homeowners. The ensuite adds an extra touch of luxury and comfort. Furthermore, there are two more bedrooms on this floor, served by a well-maintained family bathroom, ensuring ample accommodation for the entire family. The rear gardens of the property provide a beautiful outdoor space to enjoy.

ENTRANCE HALLWAY

Accessed through a composite door with door into integral garage and leading into:-

LIVING ROOM

With a UPVC double glazed window to front aspect, space for comfy sofas and TV cabinet.

INNER HALLWAY

With stairs to the first floor and leading into:-

DOWNSTAIRS WC

With an opaque UPVC double glazed window to side aspect, WC, hand wash basin.

KITCHEN / DINER

With a UPVC double glazed window to rear aspect, range of wall and base units with butched block style worktops, stainless steel one and a half drainer sink, electric fan assisted oven with gas hob and extractor fan, integrated slimline dishwasher, space for a fridge/freezer, space for a 6 seater dining table and chairs.

UTILITY

With a UPVC double glazed door to rear aspect, space and plumbing for a washing machine and dryer, plus storage cupboards.

FIRST FLOOR LANDING

With a UPVC double glazed window to side aspect and overstairs storage cupboard.

MASTER BEDROOM

With a UPVC double glazed window to rear aspect, space for a double bed with side draws and wardrobes leading into:-

MASTER EN-SUITE

With an opaque UPVC double glazed window to rear aspect, WC, shower, hand wash basin and towel heater.

BERDROOM TWO

With a UPVC double glazed window to front aspect, space for a double bed with side draws and wardrobes.

BEDROOM THREE

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

FAMILY BATHROOM

With an opaque UPVC double glazed window, panelled bath with overhead shower, WC, hand wash basin and a towel heater.

EXTERNALLY

The front of the property is laid to lawn with a driveway leading to the garage. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

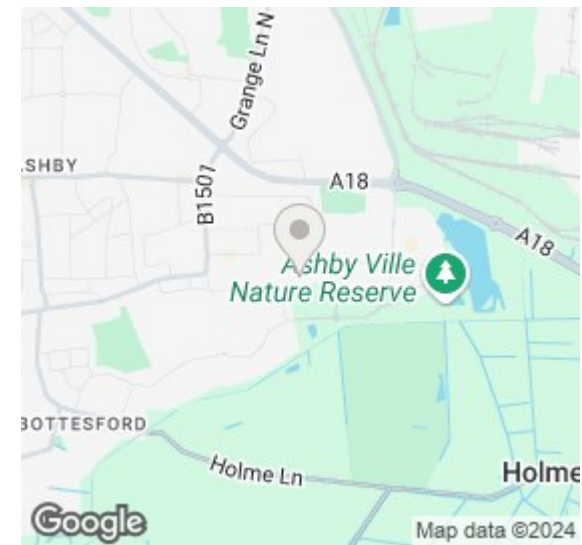
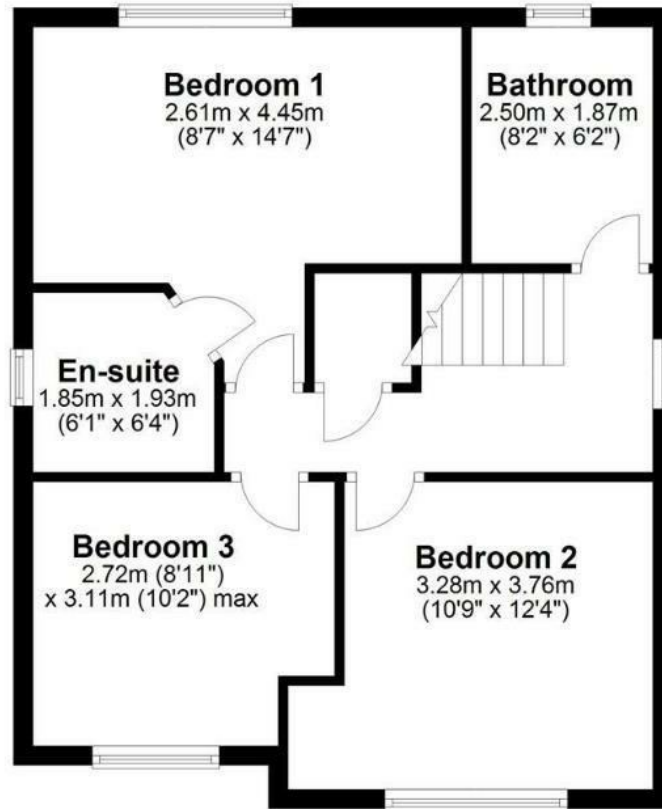
Floor Area – sq ft

Tenure – Freehold



First Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(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	

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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