



**44 NEWLAND DRIVE**  
**SCUNTHORPE, DN15 7HP**

**£175,000**  
**FREEHOLD**

Welcome to this well-presented and maintained traditional freehold property, ideally located near the hospital—perfect for professionals working there.



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01724 642002



# 44 NEWLAND DRIVE



## DESCRIPTION

This fantastic family home offers off-road parking and a double garage for added convenience. Inside, you'll find two spacious reception rooms, a galley kitchen, two generously sized double bedrooms, and a third single bedroom, all complemented by a modern family bathroom.

The well-manicured gardens provide a low-maintenance outdoor space, making this a move-in-ready home with plenty to offer.

## ENTRANCE

Entrance to property via uPVC French door into a porchway and via a second uPVC double glazed door leading into:

## HALLWAY

Hallway with light, coving, stairs to the first floor, radiator and under the stairs storage cupboard.

## LIVING ROOM

Light, coving, uPVC double glazed bay window to the front aspect, radiator and feature electric fire.

## DINING ROOM

Light, coving to ceiling, uPVC double glazed window to the rear aspect, radiator.

## KITCHEN

Two Lights to ceiling, uPVC double glazed window to the side and rear with half glazed uPVC door to the rear aspect, range of shaker style wall and base units with laminate work tops, one and a half drainer sink unit with chrome mixer tap, space and plumbing for a washing machine and dryer, electric fan assisted oven and electric hob, space for a fridge freezer and a radiator.

## GROUND FLOOR WC

Light, uPVC double glazed window to the side aspect, wc.

## FIRST FLOOR HALLWAY

Light, coving, uPVC double glazed window to the side aspect.

## BEDROOM ONE

Light, coving, uPCV double glazed bay window to the front aspect, radiator.

## BEDROOM TWO

Light, coving, uPCV double glazed bay window to the rear aspect, radiator and some storage cupboards.

## BEDROOM THREE

Light, coving, uPCV double glazed window to the front aspect, radiator, currently being used as home office.

## FAMILY BATHROOM

Light, uPVC obscure glazed window to he rear aspect, panelled bath with shower over, pedestal handwash basin, low flush WC, and a radiator.

## EXTERNALLY

Front - Really good parking for near the hospital, concrete driveway with parking for two vehicles which then leads to a double detached garage with up and over door which gives you even more off road parking.

Rear - Paved patio area leading down into a low maintenance gravelled garden with summer house, large timber shed and store room all fully enclosed with timber fencing.

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### ADDITIONAL INFORMATION

**Local Authority –**

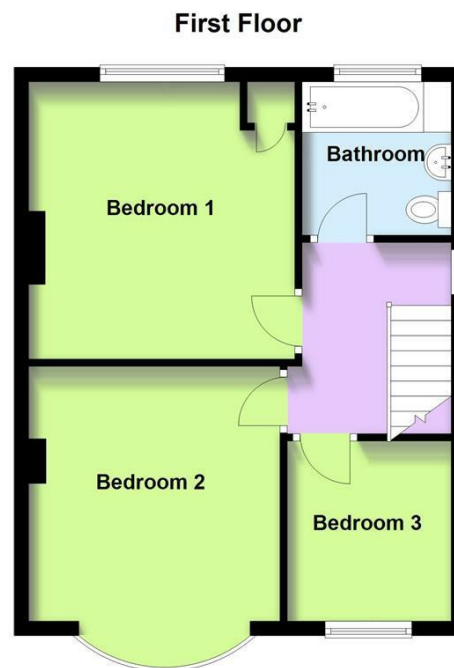
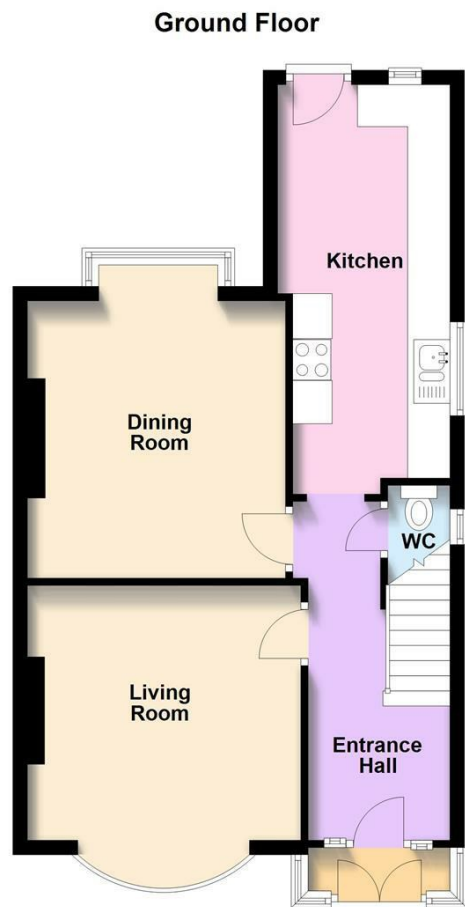
**Council Tax – Band B**

**Viewings – By Appointment Only**

**Floor Area – 1184.04 sq ft**

**Tenure – Freehold**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</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		
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

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

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