



5 PRIMROSE WAY
SCUNTHORPE, DN15 8XQ

£250,000
FREEHOLD

Spacious 4-Bedroom Detached Home in Skippingdale area – Chain Free



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 01724 642002

5 PRIMROSE WAY



DESCRIPTION

Spacious 4-Bedroom Detached Home in Skippingdale – Chain Free

Offered to the market with no onward chain, this extended four-bedroom detached property is situated in the highly desirable Skippingdale area, tucked away in a quiet cul-de-sac with open green space to the front –perfect for families and commuters alike, with ease to the motorway network link

From the welcoming entrance hallway, you're led into a light and airy, forward-facing living room, ideal for relaxing with the family. The ground floor continues into a well-sized kitchen with a breakfast bar, seamlessly flowing into a dedicated dining area—perfect for entertaining. Additionally, the current owners have converted part of the home to include a snug or second reception room, offering great flexibility for modern living.

Outside, the property benefits from a generous rear garden, mostly laid to lawn with a large patio area—ideal for outdoor gatherings. There's also scope to reinstate a pond, adding a lovely touch of character and tranquillity to the garden.

Upstairs, you'll find four generously proportioned bedrooms, including a master bedroom with en-suite, and a family bathroom serving the remaining rooms.

This home is the perfect opportunity to put your own stamp on a well-laid-out property, with the benefit of easy motorway access for commuting and all the essentials nearby.

Early viewing is highly recommended to fully appreciate the space and potential on offer!

ENTRANCE PORCH

Accessed through a uPVC double glazed door leading into:-

ENTRANCE HALLWAY

With stairs to the first floor, under stairs storage and a radiator.

LIVING ROOM

With a uPVC double glazed bay window to front aspect, radiator X 2 and a feature electric fire.

DOWNSTAIRS WC

With an opaque uPVC double glazed window to front aspect, WC, hand wash basin and a radiator.

KITCHEN / DINER / FAMILY ROOM

With a uPVC double glazed window to rear aspect, range of wall and base units with laminate worktops, one and a half drainer sink, electric fan assisted oven with gas hob and extractor fan, breakfast bar, French doors and uPVC double glazed window to rear aspect and a uPVC double glazed window to front aspect, radiators X 2.

UTILITY

With a door to the aspect and space for a washing machine.

FIRST FLOOR LANDING

With loft hatch access and a storage cupboard.

MASTER BEDROOM

With a uPVC double glazed window to front aspect, radiator and built in wardrobes to alcoves.

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, corner shower, WC, hand wash basin and a towel heater.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM FOUR

With a uPVC double glazed window and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window, panelled bath with overhead electric shower, hand wash basin, WC and a radiator.

EXTERNALLY

The front of the property is laid to lawn with a driveway providing off street parking for two vehicles. The rear garden is fully enclosed, laid to lawn with a block paved patio area, a raised decking area and a timber shed.

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ADDITIONAL INFORMATION

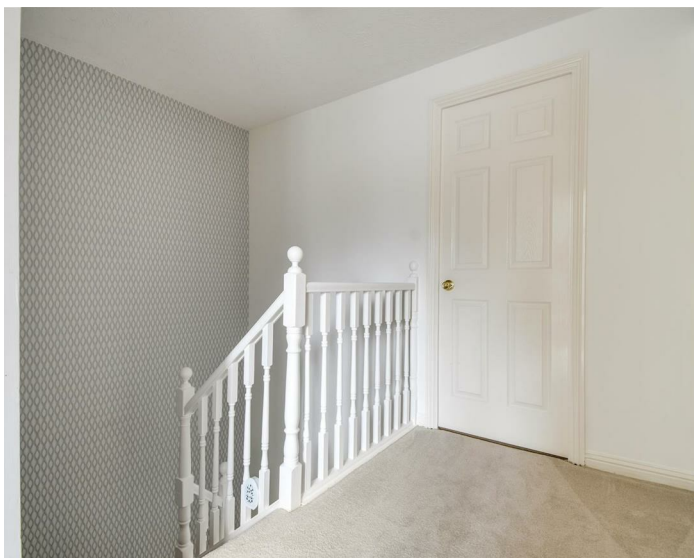
Local Authority –

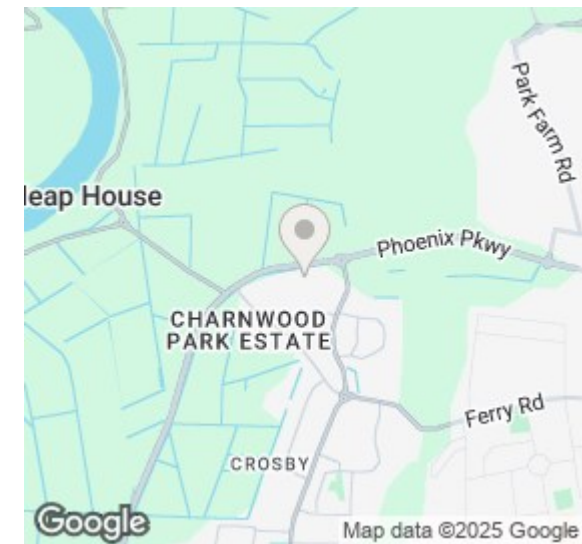
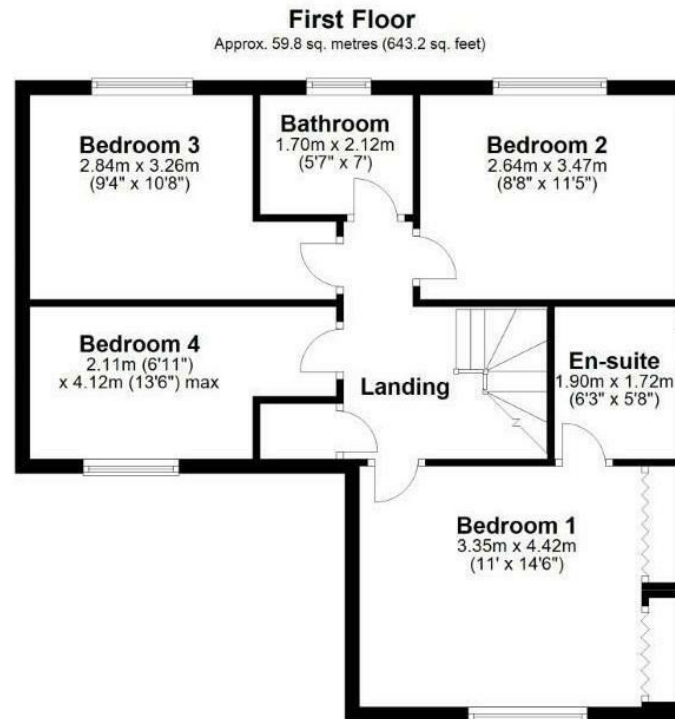
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1292.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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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