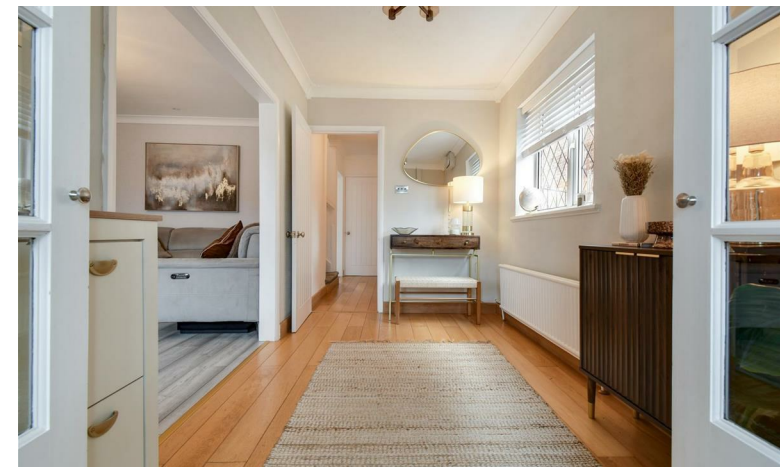




6 RICHMOND DRIVE SCUNTHORPE, DN16 3NP

£235,000
FREEHOLD

This lovely detached home on Richmond Drive in the Timberlands area is the perfect family spot – ready to move straight into and enjoy.



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6 RICHMOND DRIVE



DESCRIPTION

Step inside and you're welcomed by a spacious reception hallway. To the left, there's a bright, forward-facing living room with a feature fireplace that makes it feel really homely. A handy inner hallway leads you to a ground floor WC, and then through to the kitchen breakfast room, which also has a useful pantry. Just off here is a good-sized utility room with plenty of space for your washer, dryer, and easy access out to the garden.

Upstairs, you'll find two generous double bedrooms plus a third bedroom, currently set up as a walk-in wardrobe. There's also a family bathroom and a handy little nook – just the right size for a small home office or craft space.

Outside, the gardens are neat and enclosed, with plenty of space for the family to enjoy. There's a good-sized garage, off-street parking, and even a little veggie plot if you fancy growing your own.

A well-presented home that's been clearly cared for – it's ready for its next family to make it their own.

ENTRANCE PORCH

Accessed through a timber door leading into:-

DINING AREA

Accessed through double doors, uPVC double glazed window to side aspect and a radiator.

LIVING ROOM

With a uPVC double glazed window to front aspect, radiator and feature gas fire.

INNER HALLWAY

With stairs to the first floor and a radiator.

KITCHEN

With a uPVC double glazed window to rear aspect, range of wall nad base units with wood effect worktops

and tiled splash backs, composite sink, integrated dishwasher, electric fan assisted oven, induction hob with extractor fan, space for a fridge/freezer and a table and chairs, radiator with Pantry (2.17m x 0.85m).

DOWNSTAIRS WC

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

UTILITY

With a timber door to rear aspect, space and plumbing for a washign machine and dryer, storage units and a radiator.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect.

BEDROOM ONE

With a uPVC double glazed window to front aspect, radiator and a panelled wall.

BEDROOM TWO

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

BEDROOM THREE

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

STUDY/OFFICE

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

FAMILY BATHROOM

With an opaque uPVC double glazed window to rear aspect, panelled bath with overhead shower, WC, hand wash basin, radiator and storage cupboard.

EXTERNALLY

The front of the property has a dwarf brick wall, gravel area and a flagstone driveway providing off street

parking for several vehicles which leads to the detached tandon garage through iron gates. The rear of the property is laid to lawn with a patio area and vegetable patch.

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ADDITIONAL INFORMATION

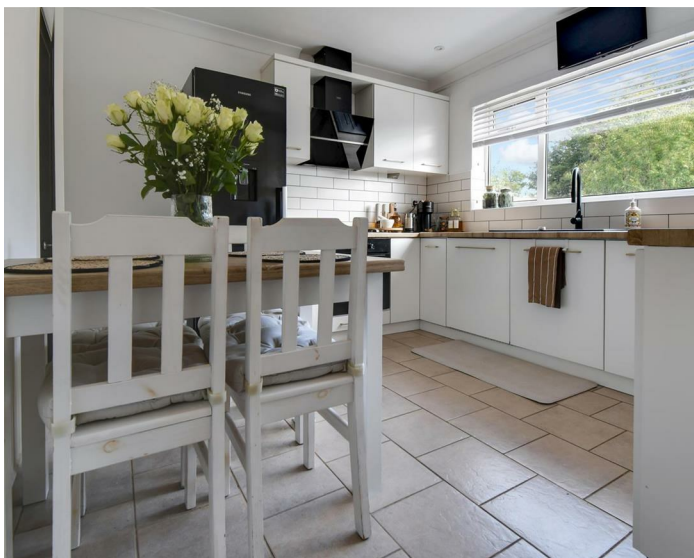
Local Authority –

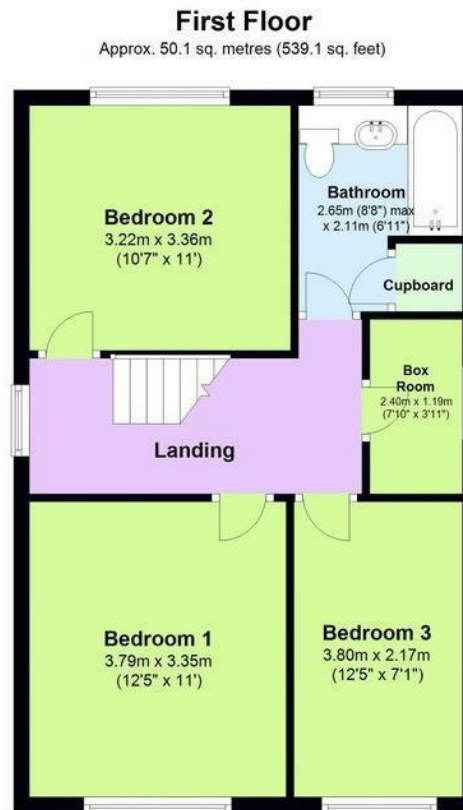
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1087.00 sq ft

Tenure – Freehold





Total area: approx. 101.2 sq. metres (1089.5 sq. feet)



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