



7 BRIXHAM COURT SEATON ROAD SCUNTHORPE, DN17 1XH

£100,000
FREEHOLD

Tucked away in a quiet residential court, this well-presented three-bedroom semi-detached home offers spacious and versatile living with a conservatory, wrap-around garden, and allocated parking - perfect for first-time buyers, families, or investors, and offered to the market with no onward chain.



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7 BRIXHAM COURT SEATON

DESCRIPTION

Well-Presented Three Bedroom Semi-Detached Home
In Quiet Residential Court

Tucked away in a peaceful position on Brixham Court, this well-proportioned three-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, families, or investors, enjoying no onward chain, an allocated parking space, and a wrap-around garden.

The property is entered via a welcoming hallway with handy storage cupboard and stairs to the first floor. From the hallway, doors lead to the spacious lounge, kitchen diner, and rear lobby with useful ground floor WC.

The lounge is generous in size and filled with natural light, featuring dual-aspect windows and sliding patio doors opening into a bright conservatory overlooking the garden - an ideal space to relax or entertain.

The dual-aspect kitchen diner is fitted with a range of shaker-style wall and base units complemented by contrasting worktops, with space for appliances and ample room for a dining table and chairs, creating a sociable setting for family meals.

To the first floor, the landing provides access to three good-sized bedrooms and a family bathroom, along with three built-in storage cupboards, one of which houses the boiler.

Externally, the property benefits from an allocated parking space to the front, together with a pathway to the entrance door and side gate access to the garden. The fully enclosed wrap-around gardens offer a lovely outdoor space with lawned areas, established borders, paved patio, decked seating area, and a timber garden

shed.

Situated in a quiet residential court close to local amenities, schools, and transport links, this attractive home represents excellent value and is offered to the market with no onward chain.

ENTRANCE HALLWAY

A welcoming entrance hallway provides access to the lounge, kitchen diner and rear lobby, with stairs rising to the first floor and a handy built-in storage cupboard.

LOUNGE

A bright and spacious lounge featuring dual-aspect windows allowing plenty of natural light, and sliding patio doors leading through to the conservatory.

CONSERVATORY

A lovely addition to the living space, offering views over the rear garden and access to the patio seating area - perfect for relaxing or entertaining.

KITCHEN DINER

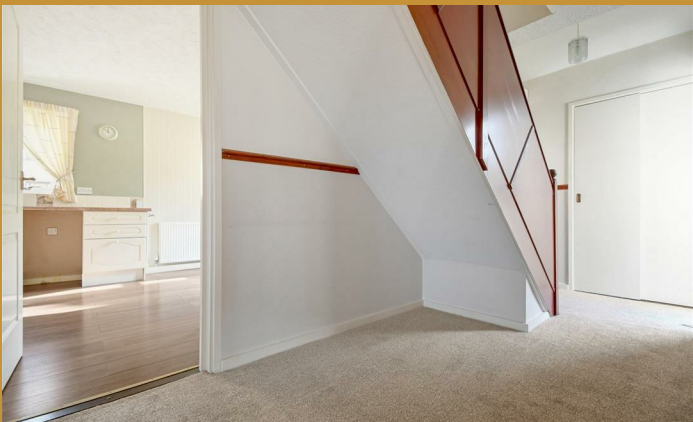
The dual-aspect kitchen diner is fitted with a range of shaker-style wall and base units with complementary worktops, tiled splashbacks, integrated oven, hob and extractor, and space for appliances. There is ample room for a dining table and chairs, creating a sociable space ideal for family meals.

REAR LOBBY & W.C.

Accessed from the hallway, the rear lobby provides a useful area with external door to the garden and a convenient ground-floor WC.

LANDING

The landing provides access to all bedrooms and the family bathroom, along with three built-in storage cupboards - one of which houses the boiler.



BEDROOM ONE

A generous double bedroom with front-facing window, central heating radiator and space for wardrobes.

BEDROOM TWO

A further double bedroom, with radiator and ample room for furnishings

BEDROOM THREE

A good-sized single bedroom, ideal as a child's room, dressing room or home office.

FAMILY BATHROOM

Fitted with a three-piece suite comprising panelled bath, wash basin and low-level WC and tiled walls.

7 BRIXHAM COURT SEATON





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ADDITIONAL INFORMATION

Local Authority –

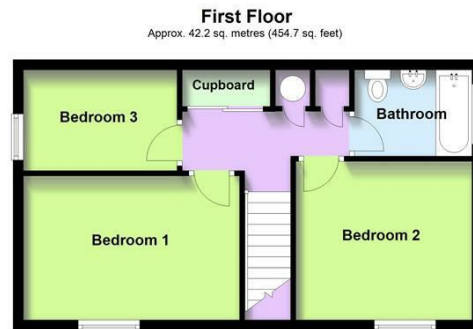
Council Tax – Band A

Viewings – By Appointment Only

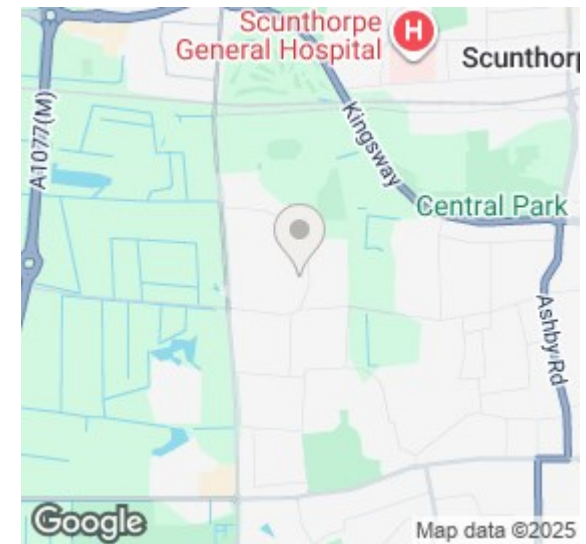
Floor Area – 1045.00 sq ft

Tenure – Freehold





Total area: approx. 97.1 sq. metres (1045.5 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	65	73
(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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