



## 14 GARSDALE CLOSE

SCUNTHORPE, DN16 2RN

**£190,000**  
**FREEHOLD**

Beautifully Presented Three Bedroom Keigar Home In Peaceful Cul-De-Sac Setting

Nestled in a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached Keigar home offers stylish and modern accommodation, featuring a spacious lounge, contemporary kitchen diner with French doors to the garden, en-suite to the master bedroom, and driveway parking for two cars — an ideal home for families or first-time buyers alike.



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### DESCRIPTION

Well-Presented Three Bedroom Keigar Home In Peaceful Cul-De-Sac Setting

Tucked away in a quiet cul-de-sac position, this beautifully maintained three-bedroom semi-detached Keigar home offers stylish and well-planned accommodation throughout, ideal for families or first-time buyers seeking a modern home in a sought-after residential location.

The property is entered via a welcoming entrance hall with stairs rising to the first floor and a door leading into the spacious living room, featuring a large front-facing window and useful understairs storage cupboard.

To the rear of the home, the modern fitted kitchen diner enjoys plenty of natural light and is fitted with a range of cream high-gloss wall and base units complemented by wood-effect worktops and upstand. Integrated appliances include an oven, hob, and extractor fan, with additional space for freestanding appliances. A large bay window incorporates French doors opening directly onto the rear garden, creating a bright and sociable dining space. A door leads to a handy ground floor WC fitted with a wash hand basin and low-level WC.

Upstairs, there are three bedrooms and a family bathroom. The master bedroom is bright and airy, benefiting from its own en-suite shower room complete with a shower cubicle, wash hand basin, WC, and radiator. The second bedroom is a comfortable double, while the third bedroom makes an ideal child's room, nursery, or home office. The modern family bathroom comprises a panelled bath with shower over and glass screen, wash hand basin, and WC.

Outside, the property enjoys ample off-road parking on the side driveway for two cars, with a paved path leading to the front entrance and a neat planted border. A side gate provides access to the fully enclosed rear garden, which is laid mainly to lawn with two paved patio areas, timber fencing, a garden shed, and a timber Wendy house - perfect for families and outdoor entertaining.

Situated within a small cul-de-sac of similar homes, the property offers easy access to local amenities, schools, and transport links, making it a perfect move-in ready home in a popular residential area.

### ENTRANCE HALL

A welcoming entrance hallway with stairs rising to the first floor and door leading into the lounge.

### LIVING ROOM

A bright and spacious living room with large front-facing window allowing plenty of natural light, wood-effect flooring, central heating radiator, and useful understairs storage cupboard. A door leads through to the kitchen diner.

### KITCHEN DINER

The modern kitchen diner is fitted with a stylish range of cream high-gloss wall and base units complemented by wood-effect worktops and tiled splashbacks. Integrated oven, hob and extractor fan, with space for further appliances. A large bay window with French doors opens out to the rear garden, creating a light-filled dining area with plenty of room for a dining table and chairs. A door leads to the ground floor WC.

### W.C.

A handy cloakroom fitted with a wash hand basin and low-level WC.

### BEDROOM ONE

A spacious and beautifully presented double bedroom



with rear-facing window overlooking the garden, and door leading to:

### **EN-SUITE SHOWER ROOM**

Fitted with a modern three-piece suite comprising shower cubicle, wash hand basin, low-level WC, heated towel radiator and part-tiled walls.

### **BEDROOM TWO**

A further double bedroom with front-facing window and space for wardrobes and furnishings.

### **BEDROOM THREE**

A comfortable single bedroom, perfect as a child's room, nursery or home office, with front-facing window.

### **FAMILY BATHROOM**

Fitted with a modern white three-piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, with neutral décor and vinyl flooring.

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### ADDITIONAL INFORMATION

**Local Authority –**

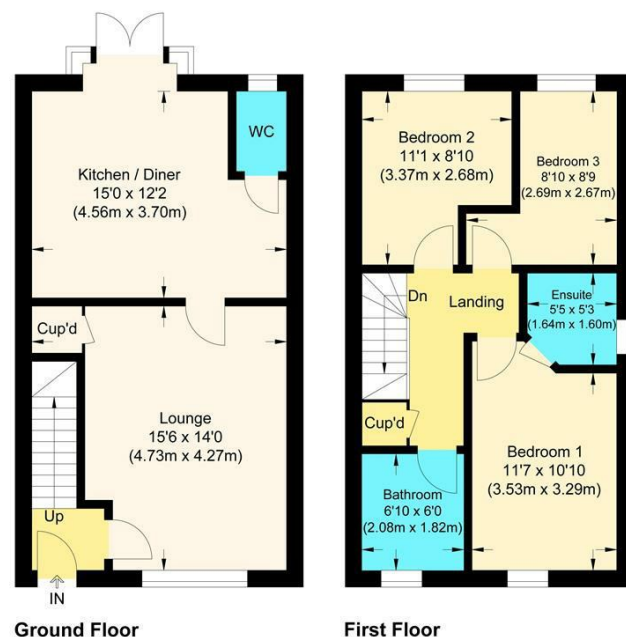
**Council Tax – Band B**

**Viewings – By Appointment Only**

**Floor Area – 836.00 sq ft**

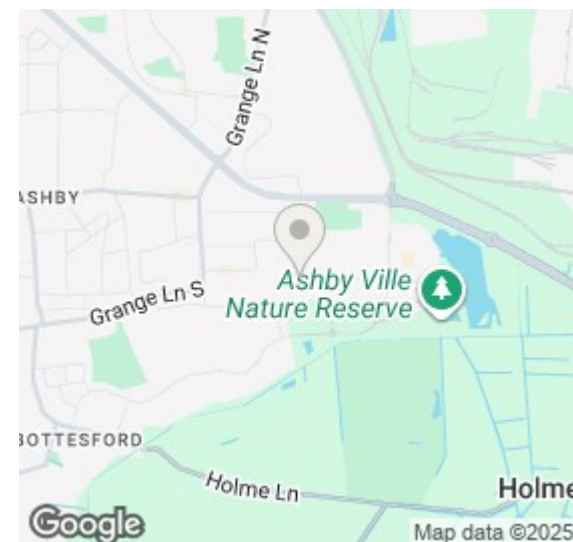
**Tenure – Freehold**





### Garsdale Close

Approximate Gross Internal Floor Area : 77.70 sq m / 836.35 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>77</b> | <b>89</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</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<br>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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