



**24 MAPLE TREE WAY
SCUNTHORPE, DN16 1LT**

**£215,000
FREEHOLD**

An absolutely stunning and larger-than-average four-bedroom semi-detached property, ideally suited to growing families and first-time buyers, and perfectly positioned in a central and convenient location close to local colleges and the town centre.



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24 MAPLE TREE WAY



DESCRIPTION

Through the door and off the hallway you are straight into a beautifully presented, spacious living room, offering a bright and welcoming space to relax. The true heart of the home is the carefully designed and extended open-plan kitchen diner, flowing seamlessly from the dining area into the kitchen and flooded with natural light from rear-facing windows. This incredible space features integrated appliances and a light, airy finish, ideal for modern family living and entertaining. Further ground floor benefits include a downstairs WC, a useful utility cupboard, and a side access door leading to handy additional storage beneath the extension.

Externally, the fully enclosed rear garden has been thoughtfully arranged with two decking areas, a lawned section, and offers a low-maintenance outdoor space perfect for families and social gatherings. To the first floor, the property boasts a generous master bedroom with an excellent range of built-in wardrobes, along with three further well-proportioned bedrooms, all comfortably accommodating double beds. These are served by a modern family bathroom. Overall, this is a bright, airy, clean and beautifully decorated family home that is ready to move straight into and must be viewed to be fully appreciated.

ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor and a radiator.

LIVING ROOM

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

KITCHEN/DINER

With a uPVC double glazed window to rear aspect, range of wall and base units with quartz worktops, stainless steel single drainer sink, integrated dishwasher, integrated fridge/freezer, pull out spice

rack, central island with solid timber worktop having a low level oven/grill with induction hob, dining area with space for a six seater table and a radiator.

DOWNSTAIRS WC

With WC, hand wash basin and a radiator.

UTILITY AREA

With a uPVC double glazed window to side aspect, space for a washing machine and dryer, housing boiler.

FIRST FLOOR LANDING

Light tunnel

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

With 2 X uPVC double glazed windows to front aspect and 2 X radiators.

BEDROOM FOUR

With a uPVC double glazed window to rear 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 and a chrome towel heater.

EXTERNALLY

The front of the property has a block paved driveway providing off street parking for a few vehicles leading to the gate where there is undercover access with storage containers. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio and seating area.

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ADDITIONAL INFORMATION

Local Authority –

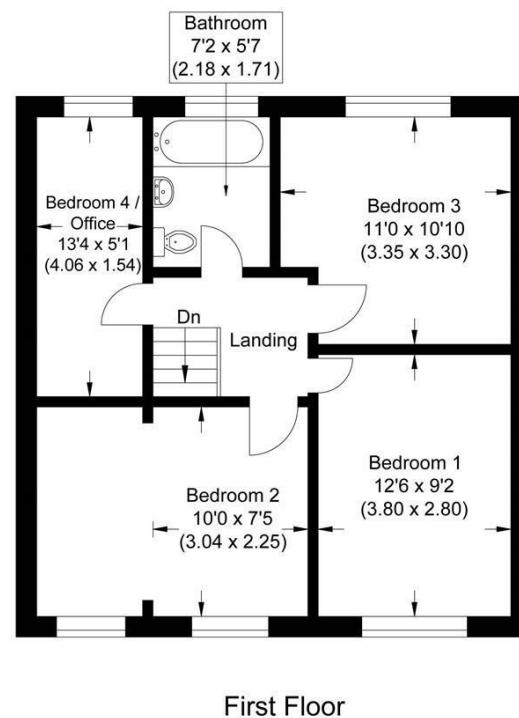
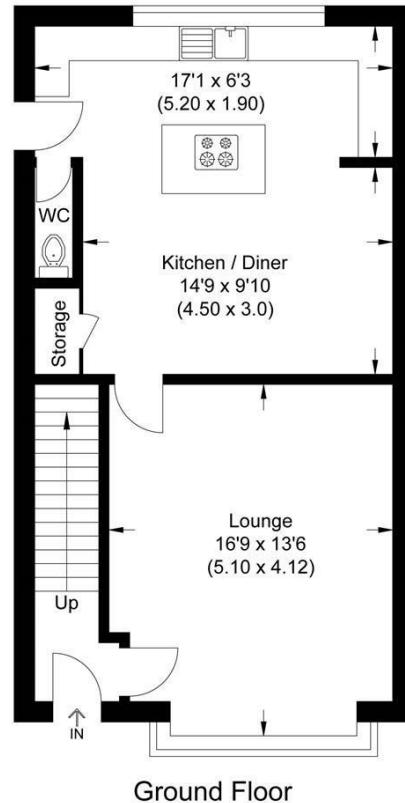
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1173.00 sq ft

Tenure – Freehold





Approximate Gross Internal Area
97.80 sq m / 1052.71 sq ft



| 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 | | 72 | 84 |
| EU Directive 2002/91/EC | | | |

Illustration for identification purposes only, measurements are approximate, not to scale.

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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