



Newnham Crescent, Scunthorpe DN16 3LW



welcome to

Newnham Crescent, Scunthorpe

We are pleased to present this LOVELY four bedroom semi detached house in highly SOUGHT AFTER location in Bottesford. This property is well-presented throughout and enjoys a fantastic location with great access to AMENITIES, well regarded schools & TRANSPORT LINKS. Viewings come highly recommended!



Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

Having a double glazed door to the front, central heating radiator and carpet flooring.

Lounge

13' 7" x 12' 11" (4.14m x 3.94m)

The lounge is open through to the dining room and offers a double glazed window to the front, gas fire place, two central heating radiators, coving to the ceiling and laminate flooring.

Dining Room

9' 11" x 8' 10" (3.02m x 2.69m)

Featuring double glazed patio doors leading to the rear garden, laminate flooring and a central heating radiator.

Kitchen

12' 5" max x 9' 11" (3.78m max x 3.02m)

Fitted kitchen with wall & base units, double glazed window to the rear, double glazed door leading to the garden, sink & drainer unit, work surfaces, part tiling to the walls, electric oven, electric hob, cooker-hood, integrated washing machine and integrated fridge.

Bedroom Three Ground Floor

11' 1" x 8' (3.38m x 2.44m)

Featuring a double glazed patio doors to the rear, velux window and a central heating radiator.

En Suite Shower Room

Having a WC, vanity sink, tiled flooring, shower cubicle with shower attachment and a window to the front.

Landing

Having access to the loft.

Bedroom One

13' 3" x 10' 8" (4.04m x 3.25m)

Offering a double glazed window to the front, fitted/ built in wardrobes and a central heating radiator.

Bedroom Two

11' 5" excluding to back of wardrobe x 10' 5" (3.48m

excluding to back of wardrobe x 3.17m)

Featuring a double glazed window to the side, fitted/ built in wardrobes and a central heating radiator.

Bedroom Four

8' 4" x 7' 1" (2.54m x 2.16m)

Having a double glazed window to the front and a central heating radiator.

Bathroom

Featuring a double glazed window to the rear, central heating radiator, bath with mixer taps, shower cubicle, wash hand basin, extractor fan, WC full tiling to the walls and tiled flooring.

Outside

Front Garden

The front garden is laid to lawn and also offers a brick driveway by way of a dropped kerb.

Rear Garden

The rear garden offers a brick paved area, gravel area, summer house, pond and greenhouse.

Garage

This property also offers a garage providing plenty of off-street parking.



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welcome to

Newnham Crescent, Scunthorpe

- REDUCED FROM £208,000, NOW £190,000!
- Four Bedroom Extended Semi Detached House
- Highly Sought After Location in Bottesford
- Lounge, Dining Room and Fitted Kitchen
- Ground Floor Bedroom with En Suite Shower Room

Tenure: Freehold EPC Rating: C

£190,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SCT109427 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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