

# Copse Road, SCUNTHORPE DN16 3JA



# welcome to

# Copse Road, SCUNTHORPE

Situated in this PRIME location with ASHBY shopping facilities nearby. A very SPACIOUS property excellent for FAMILY living having cloakroom, lounge, kitchen, conservatory, three bedroom and family bathroom. externally offering ample off-road parking and a garage.













#### **Entrance Hall**

Double glazed door to front, understairs cupboard, radiator, coving to the ceiling.

#### Cloakroom

Suite comprising of a WC, wash hand basin, radiator, colonial door, double glazed window.

### Lounge

13' into bay x 12' 1" max ( 3.96m into bay x 3.68m max ) Double glazed bay window to the front, pebbled effect electric fire set in surround, coving to the ceiling, colonial door.

## Kitchen

14' 11" x 12' 1" max ( 4.55m x 3.68m max ) Fitted kitchen with wall and base units, work surfaces, ceramic sink and drainer unit, stainless steel double oven, stainless steel cooker hood, electric hob, integrated washing machine and dishwasher, inset spotlights, double glazed window, double glazed French doors leading to the conservatory, coving to the ceiling.

### Conservatory

16' 2" max x 17' 4" ( 4.93m max x 5.28m ) UPVC construction, laminate flooring.

### Landing

Stairs from entrance hall, double glazed window to the side, airing cupboard, coving to the ceiling, loft access.

# **Bedroom One**

14' 1" in bay x 10' 11" (4.29m in bay x 3.33m ) Double glazed bay window, radiator, colonial door, coving to the ceiling.

**Bedroom Two** 11' 6" x 10' 5" ( 3.51m x 3.17m ) Double glazed window, radiator, colonial door, coving to the ceiling.

# **Bedroom Three**

9' 2" x 7' 6" ( 2.79m x 2.29m ) Double glazed window, radiator, colonial door, coving to the ceiling and built in wardrobes.

### Bathroom

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White three piece suite comprising of a WC, wash hand basin, P shape bath with mixer taps and over bath shower, towel radiator, double glazed window, colonial door, inset spotlights.





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# **Copse Road, SCUNTHORPE**

- **Detached Family Home**
- **Three Bedrooms**
- Conservatory
- Solar panels owned outright
- Garage •

Tenure: Freehold EPC Rating: D

# £225,000



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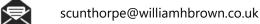
Property Ref: SCT109531 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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