





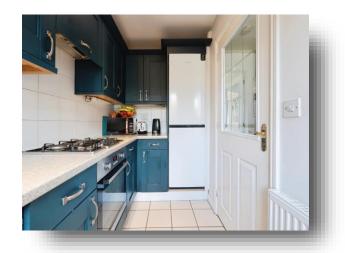




# welcome to

# **Mimosa Court, Scunthorpe**

If you are looking for a property that is ready to move into, this is the property for you. It is the perfect blend of comfort and functionality, with double driveway, downstairs cloakroom and two versatile bedrooms. An early viewing is advised!













### **Entrance Hall**

Front elevation double-glazed entrance door, central heating radiator and cushion flooring.

### **Downstairs WC**

WC, wash hand basin, tiling to the walls, front facing double-glazed window, central heating radiator, cushion flooring and colonial style door.

## Lounge

14' 4" x 12' 4" ( 4.37m x 3.76m )

French double-glazed door leading into the rear garden, under stairs cupboard, central heating radiator, inset spotlights, cushion flooring, coving to the ceiling and wood glazed panel door.

## Kitchen

10' 10" x 5' 6" ( 3.30m x 1.68m )

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work tops, tiling to the walls, stainless-steel electric oven, stainless-steel gas hob, cooker-hood, plumbing for the washing machine, central heating boiler, front facing double-glazed window, central heating radiator, wood glazed panel door and ceramic tiled flooring.

## Landing

Stairs from entrance hallway, loft access and central heating radiator.

## **Bedroom One**

12' 4" x 9' 11" excluding door recess ( 3.76m x 3.02m excluding door recess )

Rear facing double-glazed window, central heating radiator and colonial style door.

## **Bedroom Two**

12' 5" x 8' 10" ( 3.78m x 2.69m )

Two front facing double-glazed windows, storage cupboard, central heating radiator and colonial style door.

#### **White Suite Bathroom**

WC, wash hand basin with vanity unit, P-shaped bath with shower over, heated towel rail, side facing double-glazed window, marble effect tiled flooring and colonial style door.

## **Front Garden**

Laid to lawn, shrub beds and a double driveway.

#### Rear Garden

Laid to lawn, decking area, timber summer house and timber fencing forming boundary.





## welcome to

# **Mimosa Court, Scunthorpe**

- Semi-Detached House
- Two Bedrooms
- Downstairs Toilet
- Refurbished Bathroom
- Double Driveway

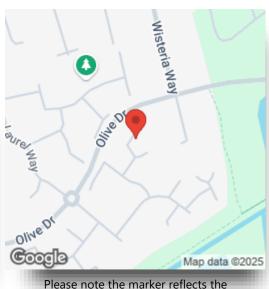
Tenure: Freehold EPC Rating: Awaited

£140,000







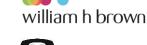


postcode not the actual property

view this property online williamhbrown.co.uk/Property/SCT110972



Property Ref: SCT110972 - 0003 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.





01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South Humberside, DN15 7PT



williamhbrown.co.uk

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.