



**5 Sycamore Crescent, Scunthorpe, DN16 3FQ**  
**£310,000**

## The Property Perspective

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We are delighted to offer for sale this re modelled detached house located on a popular development with access to amenities and transport links plus in catchment for OFSTED 'Outstanding' and 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, fitted wardrobes to 2 bedrooms plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, further reception room, dining kitchen, utility room and WC. There are 4 well proportioned bedroom, the master with en suite plus a 4 piece family bathroom off the first floor landing.

The property has private gardens with lawns, decking and artificial turf plus external tap. There is driveway parking to the front.

Tenure - Freehold  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With entrance mat well leading to vinyl flooring. Access to store.

#### Lounge 16'11"(max) x 11'6"(max) (5.17m(max) x 3.52m(max))

Having a gas fire and surround plus feature walk in bay window with French doors leading to garden. With vinyl flooring and blinds.

#### Dining Room 13'2"(max) x 8'8"(max) (4.02m(max) x 2.65m(max))

With feature walk in bay window plus vinyl flooring.

#### Further Reception Room 15'10"(max) x 8'4"(max) (4.85m(max) x 2.56m(max))

With carpets and blinds.

#### Dining Kitchen 12'4" x 11'10" (3.77m x 3.62m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With double oven, 5 ring hob, hood, American fridge freezer and dishwasher. With recessed spot lights and floor tiling.

#### Utility 5'7" x 5'4" (1.71m x 1.63m)

With modern units and laminate worktops. Space for washing machine and drier.

#### WC 5'4" x 2'9" (1.63m x 0.85m)

Having modern white sanitary ware, tiling and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to store.

#### Bedroom 1 14'10"(max) x 12'4"(max) (4.54m(max) x 3.77m(max))

With fitted wardrobes, carpets and blinds.

#### En Suite 8'1"(max) x 6'10"(max) (2.47m(max) x 2.09m(max))

Having contemporary white sanitary ware with vanity basin, ladder radiator, tiling and recessed spot lights.

#### Bedroom 2 11'8" x 9'6" (3.57m x 2.92m)

With fitted wardrobes, carpets and blinds.

#### Bedroom 3 12'0"(max) x 9'6"(max) (3.68m(max) x 2.91m(max))

With fitted carpets.

#### Bedroom 4 9'3" x 8'10" (2.84m x 2.70m)

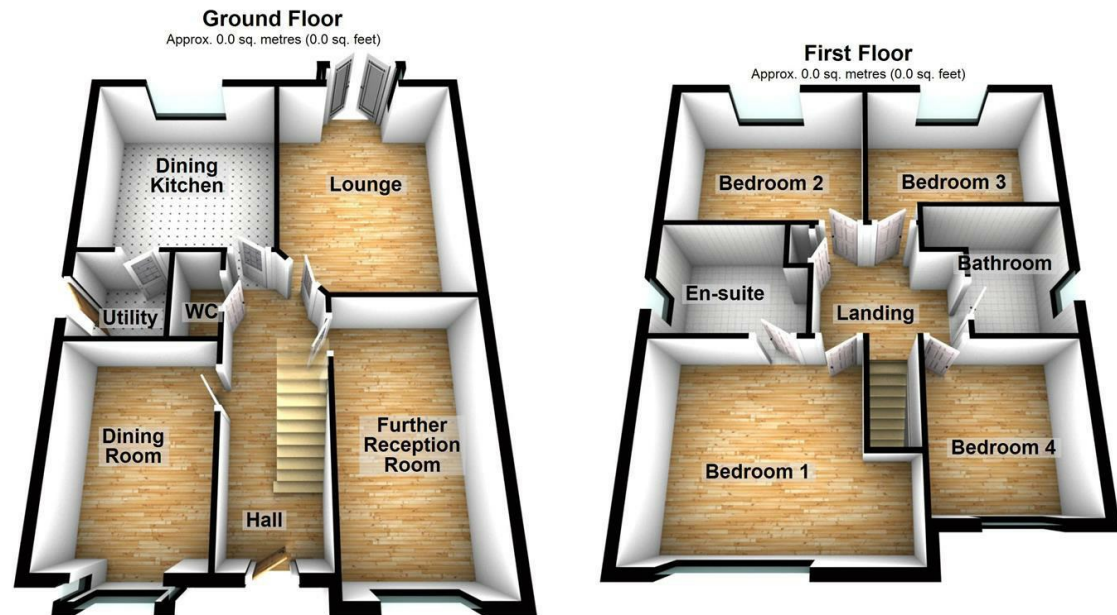
With fitted carpets.

#### Bathroom 8'3"(max) x 8'0"(max) (2.53m(max) x 2.45m(max))

Having a contemporary 4 piece suite with separate bath and shower plus vanity unit, ladder radiator, recessed spot lights, tiling and vinyl flooring.

### EXTERNAL

The property has private gardens with lawns, decking and artificial turf plus external tap. There is driveway parking to the front.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.