



105 Dewsbury Avenue, SCUNTHORPE, DN15

£175,000



- Immaculate Inside and Out
- Well Appointed Kitchen
- Cosy Front Facing Lounge
- Off Road Parking & Garage
- Summer House
- Extended to the Rear
- Stylish Shower Room
- Two Double Bedrooms
- Beautifully Maintained Gardens
- MUST BE VIEWED!

Bell Watson are thrilled to promote and market this immaculately presented inside and out, extended semi detached bungalow in a highly regarded location of Scunthorpe. The bungalow briefly comprises, entrance hall, lounge, kitchen, a substantial conservatory, two double bedrooms and shower room. Outside you will find exceptionally well kept front and rear gardens, a driveway providing multiple vehicle parking, a detached garage and timber summer house. This bungalow must be viewed!



## **LOCATION**

Located within a popular and sought after residential area of Scunthorpe. Within easy reach of this property are local primary and senior schools, Supermarkets, retail parks and the town centre. There is a regular bus route into the centre of Scunthorpe, the train station is approximately 2.5 miles away and easy access to the M180 motorway link makes the location ideal for commuting.

## **ENTRANCE**

Enter the property via the composite side door into a welcoming hallway providing a fully shelved built in cupboard, a light fitting, coving and loft access to the ceiling, a central heating radiator and carpeted flooring.

## **KITCHEN 2.90m (9' 6") x 2.83m (9' 3")**

This well appointed kitchen provides a range of beech effect base and wall units having complementary worktops with tiled splash backs. There is an integrated oven, gas hob with extractor over, fridge, dishwasher and washing machine. A stainless steel sink sits under a uPVC double glazed window to the side aspect, there is a light fitting to the ceiling and tiled flooring.

## **LOUNGE 4.26m (14' 0") x 3.65m (12' 0")**

A cosy front facing lounge having a four sectional uPVC double glazed bow window, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring. The gas fire set within a marble surround is the main focal point of this room.

## **CONSERVATORY 6.67m (21' 11") x 3.14m (10' 4")**

This substantial extension is a fantastic addition to the bungalow providing extra living and dining space. There are spotlights to the ceiling, two central heating radiators and wood effect laminate flooring. uPVC double glazed windows and french doors provide access and a wonderful outlook to the rear garden.

## **DOUBLE BEDROOM ONE 3.82m (12' 6") x 3.08m (10' 1")**

To the front of the property having huge built in wardrobes with sliding mirrored doors. There is a uPVC double glazed window, light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

## **DOUBLE BEDROOM TWO 3.62m (11' 11") x 2.70m (8' 10")**

To the rear of the property also with built in wardrobes having mirrored sliding doors. There is a timber single glazed window onto the conservatory, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

## **SHOWER ROOM 2.12m (6' 11") x 1.77m (5' 10")**

A practical and stylish fully tiled shower room comprises of a walk in mains shower, a vanity sink with chrome mixer tap and built in cupboard and a back to wall wc. There are spotlights to the ceiling, a chrome central heated towel rail and tiled floor.

## **SUMMER HOUSE**

A wonderful asset to the rear garden is this beautiful timber summer house fitted with lighting, electricity and carpet. The furniture here can be included within the sale of the bungalow if the buyer wishes.

## **OUTSIDE**

A driveway secured with iron gates runs the length of the bungalow providing off road parking for multiple vehicles and leads to the detached garage with up and over door to the front, a uPVC double glazed window and door to the side and is fitted with lighting and electricity. The front garden with dwarf brick wall is landscaped with blue slate for low maintenance with the rear garden being completely secure with lockable gates and fully enclosed. There is a patio to the rear of the bungalow for alfresco dining surrounded by a pretty iron picket fence, a well manicured lawn boarded with flower beds and a block paved path leading to a patio at the bottom of the garden where to with find a timber shed and the summer house. The garden is fitted with outside security lighting and a cold water tap.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property. The heating and hot water are provided by the combination boiler located in the loft.

## **FIXTURES AND FITTINGS**

All integrated appliances, light fittings and floor coverings are to be included within the sale of the property. The summer house furniture can also be included at the buyer's request.

## **COUNCIL TAX**

The Council Tax band for this property is Band B as confirmed by North Lincolnshire Council.







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