



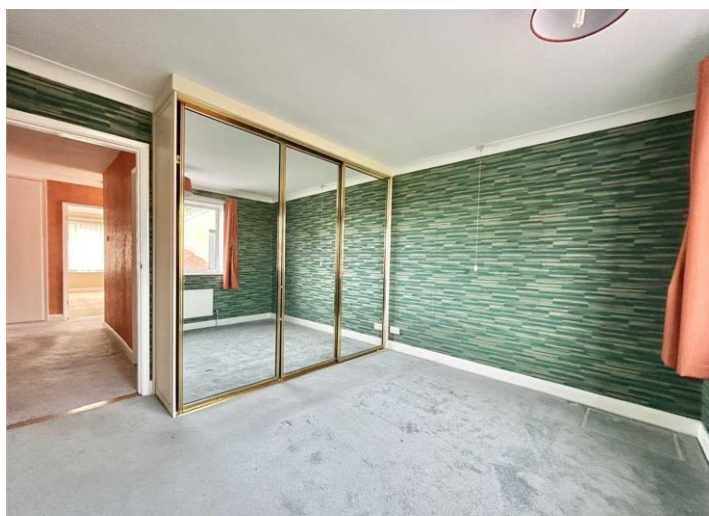
13 Lee Fair Gardens, Yaddlethorpe, DN17 2RG

New £185,000



- Chain Free
- Three Bedrooms
- Large Shower Room
- Detached Garage
- Cul-De-Sac Location
- Two Reception Rooms
- Ample Off Road Parking
- Good Sized Rear Garden

Bell Watson are delighted to market for sale this very well proportioned detached bungalow. Being sold with no upward chain and vacant possession this property provides a spacious central hallway, front facing lounge, kitchen diner, three bedrooms and a large shower room. Outside there is plenty of off road parking, a detached garage and garden to the rear. Favourably positioned on a cul de sac in a desirable location of Yaddlethorpe.



LOCATION

Situated in a popular residential area of Yaddleshorne with easy access to the town centre of Scunthorpe and links to the M180 and A15.

HALLWAY

Enter the property via the uPVC door into a spacious central hallway having two pendant lights and loft access to the ceiling, a central heating radiator, two built in storage cupboards and carpeted flooring.

LOUNGE 4.76m (15' 7") x 3.60m (11' 10")

To the front of the bungalow enjoying a bow uPVC double glazed windows to the front and side aspects. There is a pendant light and coving to the ceiling, a central heating radiator, electric fire and carpeted flooring.

DINING KITCHEN 6.29m (20' 8") x 3.03m (9' 11")

Provides a range of high and low level units fitted with counter tops having tiled splash backs. A 1.5 stainless steel sink sits under a uPVC double glazed window to the front aspect. Under counter recess and plumbing for a washing machine and fridge, there is space for a free standing cooker with built in extractor over. Additional uPVC double glazed window to the side aspect, spot lights to the ceiling and cushion flooring. The dining area is carpeted with a uPVC external door to the side aspect, there is a pendant light to the ceiling and a central heating radiator.

BEDROOM ONE 3.59m (11' 9") x 3.18m (10' 5")

Fitted with a built in wardrobe having a uPVC double glazed window to the rear aspect, coving a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.31m (10' 10") x 3.03m (9' 11")

Fitted with built in wardrobes and uPVC double glazed sliding patio doors to the rear garden there is a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.84m (9' 4") x 2.40m (7' 10")

Having a uPVC double glazed window to the side aspect, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

SHOWER ROOM 2.83m (9' 3") x 1.81m (5' 11")

Fitted with a vanity unit having storage cupboards and drawers incorporating a sink and WC. There is a walk in cubicle fitted with a mains shower having hand held and rainfall shower heads. The shower cubicle is fitted with mermaid boards to the walls with the rest of the bathroom being tiled. There are two uPVC obscure double glazed windows to the side aspect, a light fitting to the ceiling, a chrome central heating towel rail and cushion flooring.

OUTSIDE

There is off road parking to the front of the property continuing down the side leading to the detached garage. The rear garden is predominantly laid to lawn with a patio area at the rear of the bungalow.

FIXTURES AND FITTINGS

All light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

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



PROPERTY MISDESCRIPTION

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