



67 Manor Road, SCUNTHORPE, DN16 3PB

New £240,000



- Double Storey Extension to the Rear
- Four Double Bedrooms
- Ground Floor En-Suite Shower Room
- Modernisation Required
- uPVC Double Glazing
- Two Reception Rooms
- Option to Have a Fifth Bedroom
- Large Rear Garden
- Desirable Location

Bell Watson Estate Agents are pleased to present for sale this largely extended traditional semi detached house in a desirable location of Bottesford. The property provides ample living accommodation briefly comprising an entrance porch, two reception rooms, a large kitchen diner and ground floor bedroom with modern en-suite shower room. The first floor provides three double bedroom and a family bathroom. There is a large well established rear garden and off road parking to the front. This property requires a scheme of refurbishment and a small section of the rear garden will be sectioned off and not included within the sale of the property.



LOCATION

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

ACCOMMODATION

Arranged over two floors with a double storey extension to the rear and a further ground floor extension. There is currently four bedrooms, the large bedroom on the first floor to the front of the property was originally two bedrooms. The wall can be easily reinstated.

ENTRANCE

Enter the property via the uPVC double glazed front door into an entrance porch having wall lighting and tiled flooring.

LOUNGE 5.09m (16' 8") x 3.70m (12' 2")

A front facing lounge with a three sectional uPVC double glazed bow window, wall lighting, a central heating radiator, carpeted flooring, an electric fire and large under stairs storage cupboard with lighting

RECEPTION ROOM 4.04m (13' 3") x 2.78m (9' 1")

Having wall lighting two uPVC double glazed windows to the side aspect, an open fireplace, a central heating radiator and hard wood flooring with glazed oaks doors opening to the kitchen. off this room there is a walk-in pantry fitted with shelving, lighting, power points and plumbing measuring 2.79m (9' 2") x 0.97m (3' 2")

KITCHEN 5.32m (17' 5") x 4.94m (16' 2")

A large dining kitchen provides a range of wall and base units fitted with countertops having tiled splash backs and incorporates an integrated fridge. There is space for a free-standing cooker and a sink with chrome mixer tap. Two strip lights to the ceiling, two uPVC double glazed windows and a timber external door to the rear, a central heating radiator plus a wall mounted electric radiator and tiled effect cushion flooring.

GROUND FLOOR BEDROOM 2.83m (9' 3") x 2.80m (9' 2")

Oak double doors open to a ground floor bedroom having spot lighting a coving to the ceiling, a central heating radiator and sliding patio doors to the rear garden.

EN-SUITE SHOWER ROOM 2.55m (8' 4") x 1.54m (5' 1")

A modern and fully tiled shower room fitted with mains rainfall shower, a combination unit incorporating a wash basin and WC and an electric heated towel rail. There is a wall mounted mirror fitted with lighting. The shower is heated by an individual water heater. Spotlights to the ceiling and tiled flooring.

LANDING

Climb the carpeted stairs to the first-floor landing having wall lighting and loft access to the ceiling.

BEDROOM ONE 5.17m (17' 0") x 4.54m (14' 11")

Originally two separate bedrooms having been knocked into one making it great in size providing two central heating radiators, two pendant lights to the ceiling, two uPVC double glazed windows to the front and one to the side with carpet to the floor.

BEDROOM TWO 4.36m (14' 4") x 3.19m (10' 6")

To the rear of the property fitted with built in wardrobes having two uPVC double glazed windows to the rear, a central heating radiator, wall lighting and wood effect laminate flooring.

BEDROOM THREE 3.81m (12' 6") x 2.79m (9' 2")

Also double in size having a built-in cupboard, a uPVC double glazed window to the side elevation, a central heating radiator and a fan with light fitting to the ceiling.

BATHROOM 3.81m (12' 6") x 2.04m (6' 8")

a four-piece suite comprising a pedestal wash basin, a low flush WC, a bath with tiled surround and a walk-in shower enclosure. There is a uPVC obscure double-glazed window to the side elevation, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

OUTSIDE

The front of the property provides off road parking via a block paved driveway with the large rear garden being fully enclosed and mainly laid to lawn. The garden has been landscaped into sections enjoying well established borders, patio areas and multiple timber sheds and outbuildings. There are outside power points, lighting and water taps. Please note a small section of the rear garden will be sectioned off and not be included in the sale.

FIXTURES AND FITTINGS

All floor coverings, light fittings, integrated appliances, and timber sheds are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all available to the property however, there is currently no boiler or central heating and the water has been disconnected to the first floor.

COUNCIL TAX

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







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