



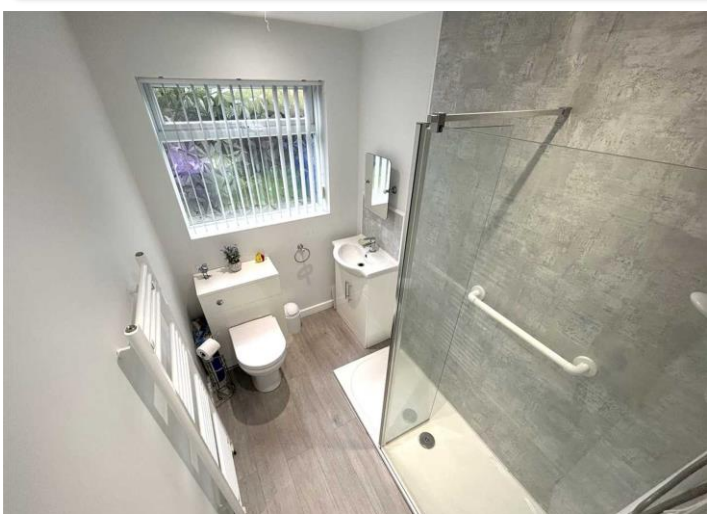
23 Colins Walk, SCOTTER, DN21 3SR

New £179,950



- Vacant With No Upward Chain
- Ample Off Road Parking
- Two Double Bedrooms
- Well Presented Throughout
- MUST BE VIEWED
- Large Gardens
- Well Appointed Dining Kitchen
- Modern and Stylish Shower Room
- Detached Garage

Bell Watson are delighted to market this beautifully presented and well looked after semi detached bungalow positioned on a quiet cul de sac in Scotter benefiting from no upward chain. The bungalow briefly comprises a well appointed dining kitchen, large front facing lounge, inner hall, two double bedrooms and modern shower room. There are gardens to the front and rear and plenty of off road parking leading to a large detached garage.



LOCATION

Scotter is a much sought after village, situated within easy reach of both Gainsborough and Scunthorpe town centres. There are many local amenities within the village itself including several shops, food establishments, a community centre, village hall and primary school.

DINING KITCHEN 4.88m (16' 0") x 2.49m (8' 2")

Enter the property via the uPVC double glazed door located at the side of the property into a well appointed bright and spacious dining kitchen providing a range of high and low level units having complimentary worktops with tiled splash backs incorporating a composites sink with chrome mixer tap, an integrated electric double oven, a gas hob with built in extractor over and slimline dishwasher. There is an under counter recess with plumbing for a washing machine and tumble dryer. The Ideal Mexico 2 gas boiler is located in an under counter unit. There is space for a free standing fridge freezer (can be left if needed) and space for a dining table. There is coving, a light fitting and pendant light to the ceiling, a central heating radiator, uPVC double glazed windows to the front and side aspect and cushion flooring.

LOUNGE 5.60m (18' 4") x 3.53m (11' 7")

The front facing lounge enjoys an electric fire with marble surround, a uPVC double glazed window, two pendant lights and coving to the ceiling, Central heating radiator and carpeted flooring. There is a built in airing cupboard housing the hot water tank.

HALL

Carpeted with internal doors leading to both bedrooms and the shower room.

BEDROOM ONE 3.96m (13' 0") x 3.19m (10' 6")

Providing a range of built in bedroom furniture, coving and pendant light to the ceiling, a uPVC double glazed window to the rear aspect, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.46m (11' 4") x 3.15m (10' 4")

Providing access to the rear garden via the uPVC double glazed french doors, a pendant light and coving to the ceiling, a central heating radiators and carpeted flooring.

SHOWER ROOM 2.54m (8' 4") x 1.65m (5' 5")

A modern and stylish shower suite incorporates a walk in enclosure with electric shower, a vanity sink with chrome mixer tap provides under storage, a back to wall WC and central heated towel rail. There are spotlights and loft access to the ceiling, a uPVC obscure double glazed window to the side aspect and laminate flooring.

OUTSIDE

The bungalow sits on a great sized plot with lawned gardens to the front and rear. There is a dwarf brick wall to the front perimeter and the lawn enjoys mature flowered borders. The long driveway leads to the detached garage and rear garden which is mainly laid to lawn with slabbed patio off the french doors.

GARAGE 6.01m (19' 9") x 4.11m (13' 6")

A larger than average brick built detached garage is situated to the bottom right corner of the garden. There are timber double doors to the front, timber framed windows to the side and rear and a uPVC access door to the side. The garage is fitted with lighting, electricity, a workbench and pit.

FIXTURES AND FITTINGS

All integrated appliances, light fittings, floor coverings and window coverings are to be included within the sale of the property. The free standing white goods can be left if needed.

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 B as confirmed by West Lindsey Council.



PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check the appliances/services before legal commitment.

