



Willow Grove, Scawby



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REDUCED TO £295,000



Key Features

- GENEROUS PLOT
- DUAL ASPECT LOUNGE
- 2 FURTHER RECEPTIONS
- CONSERVATORY
- 3 BATHROOMS
- UTILITY
- EPC RATING C
- FREEHOLD





Occupying a large garden plot this detached family home offers flexible and versatile accommodation within a sought after residential area. In addition to the dual aspect Lounge there are 2 further receptions rooms, 3 Bathrooms and a Conservatory. An excellent detached family home of generous proportions.

RECEPTION HALL

A Pvcu door and side screens opens to the Hall with 2 radiators and return stair to the first floor.

LOUNGE 5.35m x 4.60m (17'7" x 15'1")

A beautifully lit dual aspect room with 3 Pvcu double glazed windows and centred on the dressed stone fireplace with granite tiled hearth and inset cast iron multi fuel stove. The room also includes 2 radiators, 2 ceiling roses and a TV aerial point.

SNUG 3.59m x 2.60m (11'10" x 8'6")

A versatile multi use room with radiator, coving, TV aerial point and twin doors to

CONSERVATORY 5.93m x 2.92m (19'6" x 9'7")

Comprising of full height Pvcu double glazed panels beneath a hip and pitched glazed roof with doors to the rear garden.

SHOWER ROOM

Appointed with a suite in white to include a close coupled wc, vanity wash hand basin, quadrant shower enclosure, vertical radiator, spot lighting, extractor fan and coving.

DINING ROOM 3.03m x 3.82m (9'11" x 12'6")

Ideal for family celebrations with a herring bone design oak floor, Pvcu double glazed bow window, radiator, coving and ceiling rose.

KITCHEN 3.82m x 2.72m (12'6" x 8'11")

Appointed with a good range of duck egg blue fronted high and low units with light granite style tops to include a vinyl sink unit with flexible mixer tap, integrated dishwasher, small breakfast bar, radiator, Pvcu double glazed bow window to the front,

coving, and a 7 burner gas range with steel splash back and extractor over.

UTILITY 2.46m x 2.66m (8'1" x 8'8")

A most practical space with a further range of high and low units with single stainless steel sink unit, space and plumbing for an automatic washing machine, tumble dryer space, quarry tiled floor, spot lights, extractor fan, Pvcu double glazed window and rear door.

FIRST FLOOR

Landing with walk-in airing cupboard and radiator.

BEDROOM 1 4.78m x 4.69m (15'8" x 15'5")

A dual aspect double room with Pvcu double glazed windows to the front and rear, radiator, TV aerial pint, coving and a range of fitted furniture forming a bedhead recess with additional bank of drawers. The room also includes a SHOWER ROOM with suite in white to include a close coupled wc, vanity wash hand basin, full width panelled shower enclosure, chrome radiator and extractor fan.

BEDROOM 2 2.78m x 1.65m (9'1" x 5'5")

A further forward facing room with Pvcu double glazed window, coving and radiator.

BEDROOM 3 3.72m x 2.42m (12'2" x 7'11")

A double room with Pvcu double glazed window to the rear and radiator.

BEDROOM 4 3.15m x 2.33m (10'4" x 7'7")

The final double room with Pvcu double glazed window to the front, radiator, TV aerial point and coving.

BATHROOM 2.38m x 2.18m (7'10" x 7'2")

Appointed with a suite in white with beech style panels to include a vanity wash hand basin, wc with concealed cistern, bath with side fillers and electric shower over, tiled splash and shower areas, chrome radiator and Pvcu double glazed window.

OUTSIDE

The home enjoys a wide frontage to Willow Grove with a large side garden laid to lawn with shrub and flower borders. The



garden extends to the rear where there are flagged patio areas and flower beds. There is a broad blocked paved reception area which leads to a large Store with up and over door. (Former Garage.)

NOTE

The property benefits from solar panels which the Vendor informs us are owned solely by the Vendors.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

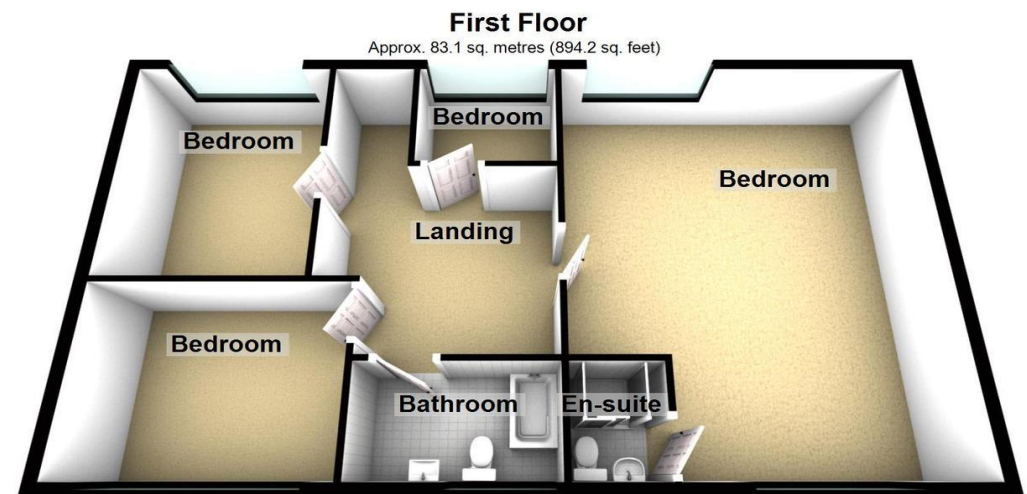
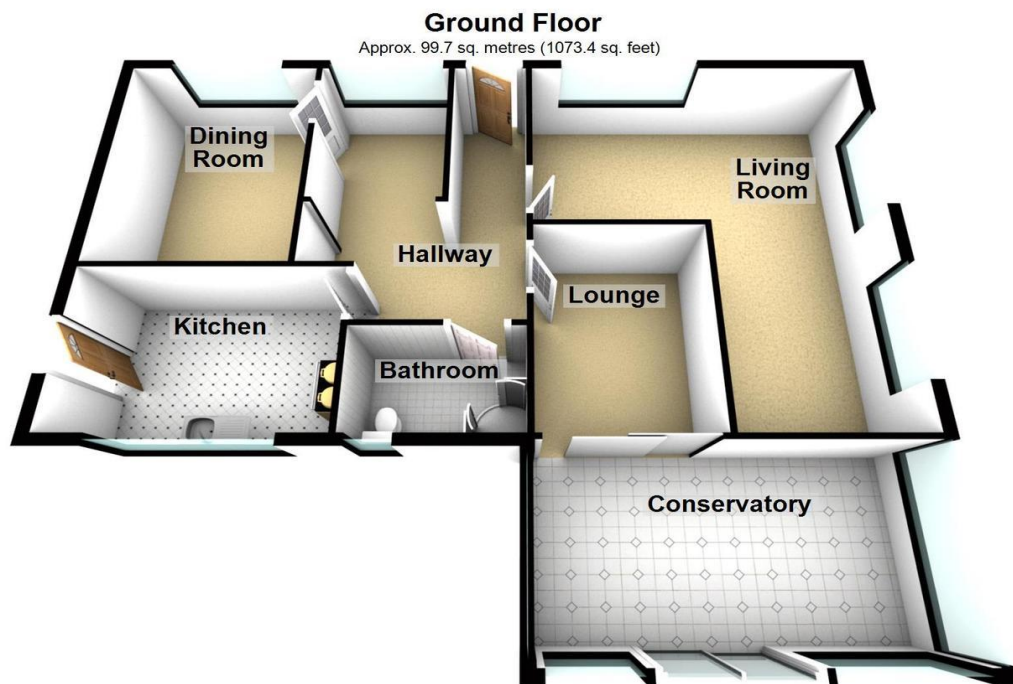
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS.

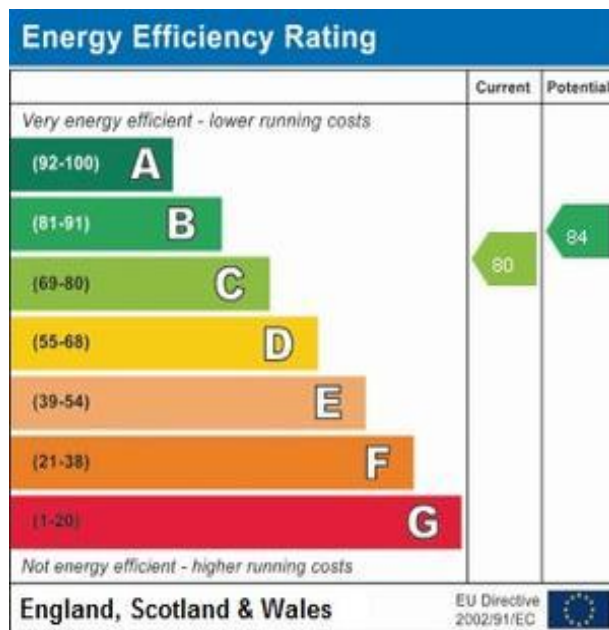
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.







Total area: approx. 182.8 sq. metres (1967.6 sq. feet)



Address:
10841 Grove, Scunthorpe

