



Lambourne Rise , Scunthorpe



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REDUCED TO £135,000



Key Features

- NO UPWARD CHAIN
- DRIVE PARKING
- GENEROUS DINING KITCHEN
- GAS HEATING
- ENCLOSED GARDENS
- ESTABLISHED LOCATION
- EPC RATING C





NO UPWARD CHAIN.

Set in the popular Lambourne Rise area of Bottesford this 2 bedroom semi detached home is an outstanding opportunity to create an excellent first home. The home includes a generous Lounge and Kitchen/Diner together with a first floor shower room. In addition to the driveway parking there is an enclosed rear garden which offers both security and privacy.

ENTRANCE

A side Pvcu door leads to a vestibule with deep under stair cupboard.

KITCHEN/DINER 3.53m x 3.13m (11'7" x 10'4")

A generous rear facing room appointed with a range of cream fronted units with light coloured work surfaces to include a 1 1/2 bowl resin sink unit with cupboards under. a further 4 base units, integrated dishwasher, cooker space with both gas and electric points and extractor over, plumbing for an automatic washing machine, an additional 4 units at eye level, wall mounted gas fired combination boiler, spot lights, vertical radiator and 2 Pvcu double glazed windows.

LOUNGE 3.53m x 2.92m (11'7" x 9'7")

Enjoying views across the front lawn the room includes a Pvcu double glazed bow window, radiator, telephone point, TV aerial point, coving, radiator and stair to the first floor.

LANDING

Pvcu double glazed window.

BEDROOM 1 3.53m x 2.92m (11'7" x 9'7")

A forward facing double room with radiator, deep bulkhead cupboard and Pvcu double glazed window.

BEDROOM 2 2.92m x 3.14m (9'7" x 10'4")

A rear facing room with views towards fields and including a radiator, spotlights and Pvcu double glazed window.



BATHROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, glazed and tiled shower enclosure with both rainwater head and hand held attachment, tiled floor, chrome radiator, extractor, spot lights and Pvcu double glazed window.

OUTSIDE

The property is fronted by a neat open plan lawn area and a flagged drive allows for off road parking. There are side timber gates which allow access to a large patio area and steps lead down to a 2 level lawn. The side and rear boundaries are marked by panel fencing.

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 . 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

