



- Detached Family Home
- 3 Bedrooms
- Modern Family Bathroom
- 23ft1 Kitchen/Diner

- Bay Fronted Lounge & Conservatory
- Front & Rear Gardens
- Off Street & Garage
- No Onward Chain

Doncaster Road, Scunthorpe, DN15 7DE,  
£160,000







Offered for sale with NO ONWARD CHAIN is this extended family home in a prime location. Whilst the property may benefit from a scheme of cosmetic improvements, it sits on a good size plot and offers spacious accommodation throughout and currently has a modern bathroom. The property briefly comprises of 3 bedrooms and a family bathroom to the first floor, whilst downstairs boasts a 30ft4 bay fronted lounge, kitchen/diner, conservatory and ground floor WC. Outside the property has off street parking, garage, car port and front/rear gardens. The property sits in an ideal location nearby to Scunthorpe General Hospital, the town centre bursting with amenities, Gallagher Retail Park and convenient motorway access. Freehold. Council tax band: C.





## Porch

Having doors to front aspect and door into:

## Hallway

Having window to side aspect, radiator and stairs rising to first floor.

## Downstairs WC

Having uPVC double glazed window to side aspect, low level WC and wash hand basin.

## Lounge

11' 5" max x 30' 5" into bay (3.48m x 9.26m)

Having uPVC double glazed bay window to front aspect, window into conservatory, 2 uPVC double glazed windows to side aspect and 4 radiators.

## Kitchen Diner

6' 5" x 23' 1" (1.95m x 7.03m)

Having 2 uPVC double glazed windows to side aspect, uPVC double glazed window to rear aspect, radiator, gas central heating boiler, sliding doors into conservatory, a range of wall and base units with work surfaces over, inset sink and drainer unit.

## Conservatory

8' 7" x 11' 5" (2.61m x 3.48m)

Having uPVC double glazed windows to rear and side aspects and door to rear.

## First Floor Landing

Having uPVC double glazed window to side aspect and access to loft.

## Bedroom 1

11' 5" to back of wardrobes x 14' 5" into bay (3.48m x 4.39m)

Having uPVC double glazed bay window to front aspect, radiator and fitted wardrobes.

## Bedroom 2

11' 5" x 12' 6" (3.48m x 3.81m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 3

6' 5" x 6' 7" (1.95m x 2.01m)

Having uPVC double glazed window to front aspect and radiator.

## Bathroom

6' 4" x 7' 4" (1.93m x 2.23m)

Having uPVC double glazed window to rear aspect, panelled bath with shower attachment over, shower cubicle, low level WC, wash hand basin and heated towel rail.

## Outside

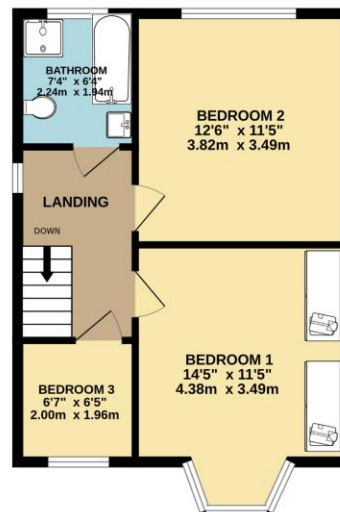
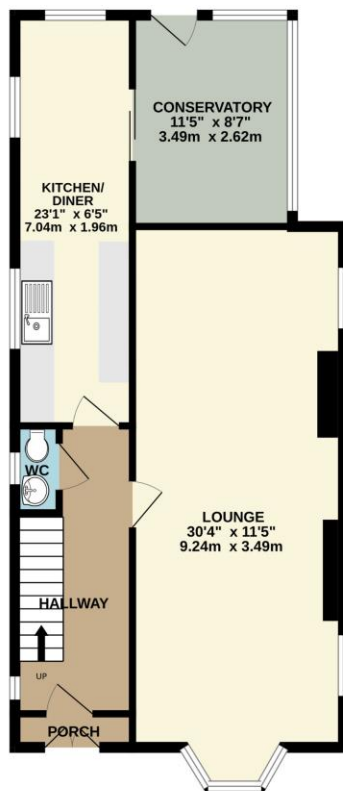
Gated access to the front provides entry to off street parking which extends down the side of the property leading to a garage at the rear. The front garden is mostly laid to lawn, the rear garden is mainly hardstanding. There is also a car port to the rear.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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