

- Detached Family Home
- 4 Bedrooms
- Lounge
- Kitchen/Diner

- Ground Floor WC
- Rear Garden
- Off Street Parking & Garage
- CHAIN FREE!

Langley Drive, Scunthorpe, DN16 3TY,  
£199,950







Offered for sale with NO ONWARD CHAIN in the ever popular Bottesford location within close proximity to a great range of schools, this detached family home comes with 4 BEDROOMS! Additional accommodation includes a family bathroom to the first floor, whilst downstairs boasts an entrance hall, WC, lounge and kitchen/diner with French doors opening onto the lawned rear garden. There is also off street parking and a garage. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C.





## Entrance Hall

Having uPVC double glazed window to the front aspect and radiator.

## Downstairs WC

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

## Lounge

16' 3" max x 15' 2" max (4.95m x 4.62m)

Having uPVC double glazed window to the front aspect, two radiators, feature fireplace, coved ceiling and stairs rising to the first floor with under stairs storage cupboard.

## Kitchen/Diner

16' 3" x 11' 1" (4.95m x 3.38m)

Having uPVC double glazed window and French doors to the rear aspect, radiator, coved ceiling, wall and base units with work surfaces over, inset sink and drainer unit, inset oven, hob and extractor, built in dishwasher and space for additional white goods.

## First Floor Landing

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

## Bedroom 1

9' 9" x 11' 6" (2.97m x 3.50m)

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

## Bedroom 2

9' 9" max x 9' 1" max (2.97m x 2.77m)

Having uPVC double glazed window to the rear aspect and radiator.

## Bedroom 3

5' 9" x 8' 3" (1.75m x 2.51m)

Having uPVC double glazed window to the front aspect and radiator.

## Bedroom 4

7' 5" x 6' 1" (2.26m x 1.85m)

Having uPVC double glazed window to the rear aspect and radiator.

## Family Bathroom

9' 9" x 4' 6" (2.97m x 1.37m)

Having uPVC double glazed window to the side aspect, radiator, storage cupboard, panelled bath with shower over, wash hand basin, low level WC and ceiling spotlights.

## Outside Front

A block paved driveway provides off street parking and extends down the side of the property to a garage. There is also a lawned front garden.

## Garage

16' 3" x 8' 0" (4.95m x 2.44m)

Having up and over door, light and power.

## Outside Rear

The rear garden is mainly laid to lawn with two paved patio areas and a fenced surround.



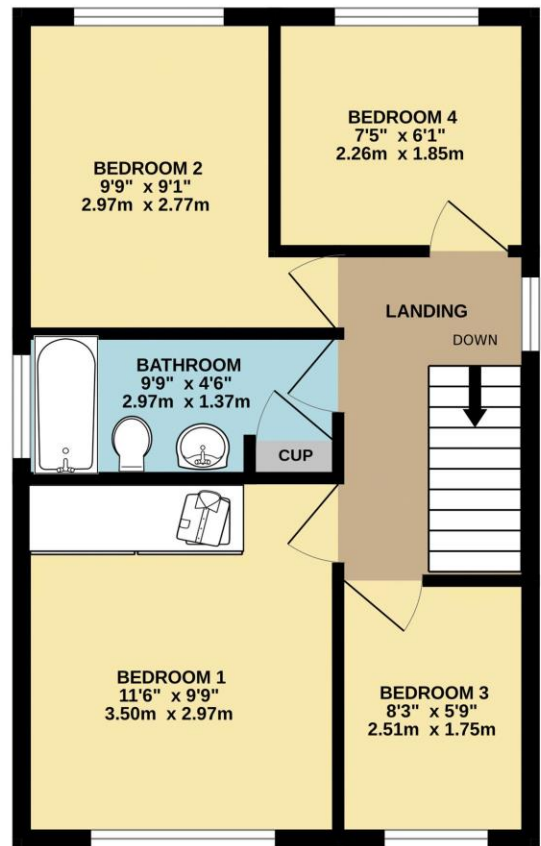
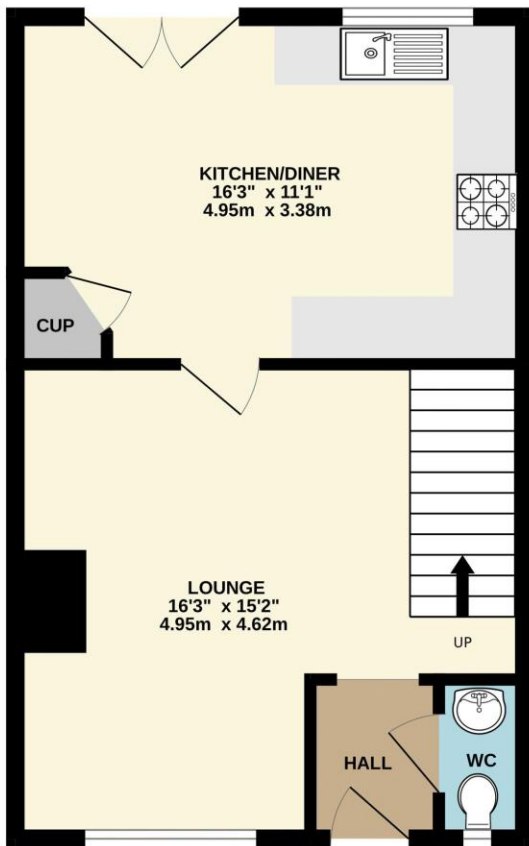




GROUND FLOOR



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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