



- Extended 3 Storey Town House
- 4 Bedrooms
- 3 Bathrooms plus Downstairs WC
- Kitchen opening into Sun Lounge

- Views to the Rear
- 2 Parking Spaces
- EV Charging Point
- Fantastic Nearby Amenities

Curlew Croft, Scunthorpe, DN16 3WQ,  
£195,000





Starkey&Brown are delighted to offer for sale this spacious three storey family home in the ever popular Lakeside area of Scunthorpe. The accommodation comprises of 2 double bedrooms, both with en-suites to the second floor, 2 further bedrooms and dual aspect lounge to the first floor overlooking Ashby Ville, whilst downstairs boasts a garage conversion creating a study/play room, ground floor WC and kitchen/diner opening into sun round enjoying views of the rear garden. Outside the property has 2 allocated parking spaces to the front along with an EV charging point, whilst the low maintenance rear garden is mainly laid with patio and has a gate to the side. Call today to view! Freehold. Council tax band: C



## Hallway

Having front door entry and stairs rising to the first floor.

## Study/Play Room

10' 2" x 16' 0" (3.10m x 4.87m)

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

## WC

7' 6" x 3' 4" (2.28m x 1.02m)

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

## Kitchen

14' 6" x 12' 3" (4.42m x 3.73m)

Having opening into sun lounge, under stairs storage cupboard, a range of wall and base units with work surfaces over, sink and drainer unit, oven, hob and extractor and space/plumbing for white goods.

## Sun Lounge

14' 6" x 8' 6" (4.42m x 2.59m)

Having uPVC double glazed sliding doors to the rear aspect and radiator.

## First Floor Landing

Having radiator and stairs to second floor.

## Lounge

14' 6" x 13' 9" (4.42m x 4.19m)

Having uPVC double glazed windows to the rear and side aspects and radiator.

## Bedroom 3

11' 0" x 7' 1" (3.35m x 2.16m)

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

## Bedroom 4

11' 8" x 6' 6" (3.55m x 1.98m)

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

## Family Bathroom

6' 3" x 6' 2" (1.90m x 1.88m)

Having bath with feature spotlights and shower attachment, wash hand basin and low level WC set in vanity unit, ceiling spotlights and heated towel rail.

## Second Floor Landing

Having loft access, storage cupboard and radiator.

## Master Bedroom

14' 6" x 11' 10" (4.42m x 3.60m)

Having uPVC double glazed window to the front aspect, radiator, fitted wardrobes and door to en-suite.

## Master En-suite

7' 6" x 3' 8" (2.28m x 1.12m)

Having uPVC double glazed window to the side aspect, wash hand basin, shower cubicle, low level WC, ceiling spotlights and heated towel rail.

## Bedroom 2

14' 6" x 10' 5" (4.42m x 3.17m)

Having two uPVC double glazed windows to the rear aspect, radiator, fitted wardrobes and door to en-suite.

## En-suite

7' 6" x 5' 3" (2.28m x 1.60m)

Having uPVC double glazed window to the side aspect, wash hand basin, shower cubicle, low level WC, ceiling spotlights and heated towel rail.

## Outside Front

Having off street parking for two vehicles, EV charging point and gate to the side.

## Outside Rear

The enclosed low maintenance rear garden is mainly paved with a fenced surround and gate to the side.

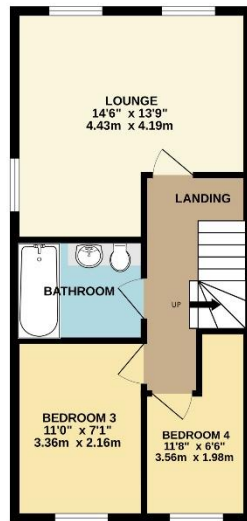
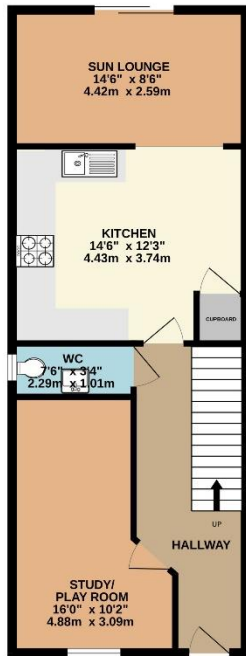




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Important Information:

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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