



- Detached Family Home
- Deceptively Spacious Accommodation
- 4 Bedrooms
- Family Bathroom with 4 Piece Suite
- Kitchen & Separate Utility Room
- Ground Floor WC
- Lounge/Diner
- Off Street Parking & L Shaped Garage

Shakespeare Avenue, Scunthorpe, DN17 1SA,  
£219,950





Starkey&Brown are delighted to offer for sale this spacious family home on Shakespeare Avenue. The accommodation comprises of 4 bedrooms and a family bathroom with four piece suite to the first floor, whilst downstairs boasts a generous entrance hall, ground floor WC, lounge opening into dining room, kitchen and utility room. Outside the property has gated access to off street parking, large L shaped garage and low maintenance rear garden. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C.



## Entrance Hall

Having uPVC double glazed door to front aspect, radiator, 2 storage cupboards and stairs rising to first floor.

## Downstairs WC

2' 10" x 5' 10" (0.86m x 1.78m)

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

## Lounge

13' 9" x 13' 9" (4.19m x 4.19m)

Having uPVC double glazed window to front and side aspects, radiator, coved ceiling and opening into:

## Dining Room

13' 9" x 11' 2" (4.19m x 3.40m)

Having uPVC double glazed window to side aspect, radiator, coved ceiling and decorative ceiling rose.

## Kitchen

9' 9" x 13' 9" (2.97m x 4.19m)

Having uPVC double glazed window to rear aspect, wall and base units with work surfaces over, inset sink and drainer unit, built-in oven, gas hob and extractor, space for full height American style fridge freezer and ceiling spotlights.

## Utility Room

7' 6" x 8' 2" (2.28m x 2.49m)

Having uPVC double glazed window and door to rear aspect, radiator, coved ceiling and wall units and work surfaces with space/plumbing for white goods.

## Porch

Having uPVC double glazed door to side aspect and door into storage cupboard measuring 3' 3" x 5' 7" (0.99m x 1.70m).

## Landing

Having uPVC double glazed window to side aspect, radiator, coved ceiling and access to loft.

## Bedroom 1

13' 10" x 13' 10" (4.21m x 4.21m)

Having uPVC double glazed windows to front and side aspects, coved ceiling and radiator.

## Bedroom 2

13' 10" x 11' 6" (4.21m x 3.50m)

Having uPVC double glazed window to side aspect, radiator and coved ceiling.

## Bedroom 3

10' 9" x 12' 0" (3.27m x 3.65m)

Having uPVC double glazed window to rear aspect, radiator and coved ceiling.

## Bedroom 4

6' 9" x 8' 5" (2.06m x 2.56m)

Having uPVC double glazed window to front aspect and radiator.

## Family Bathroom

9' 10" x 8' 3" (2.99m x 2.51m)

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

## Garage (L-shaped)

16' 10" max x 23' 9" max (5.13m x 7.23m)

Having double doors to front aspect, window to side aspect, door into rear garden, light and power.

## Outside Front

Double gates to the front provide secure access to a hardstanding area of off street parking. There is also a low maintenance front garden enclosed by a dwarf wall perimeter.

## Outside Rear

The rear garden includes a paved patio area and vegetable plot area enclosed by fenced perimeters.

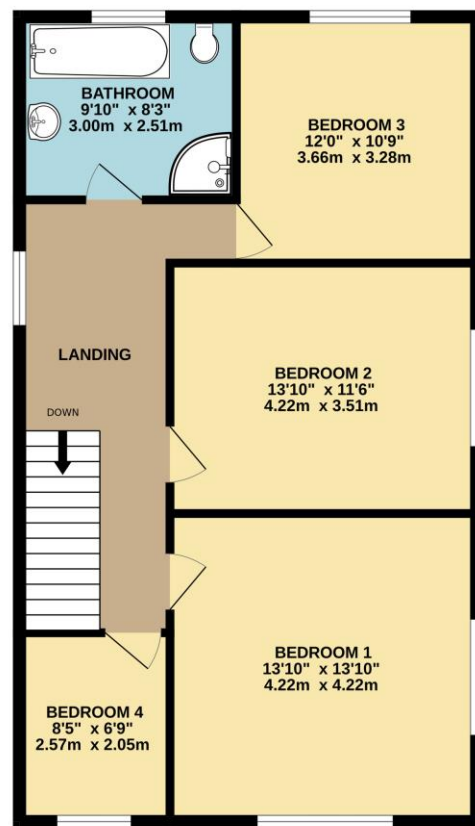
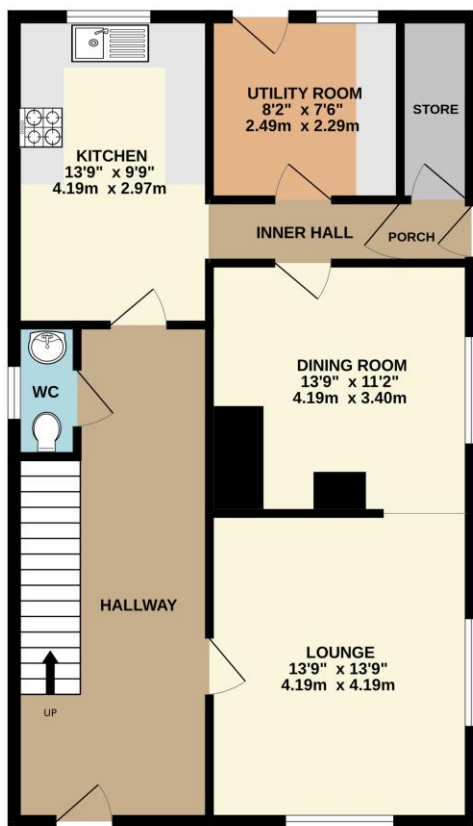




GROUND FLOOR



1ST 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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