



- Extended Detached House
- 3 Double Bedrooms
- Bay Fronted Lounge with Log Burner
- Utility Room & WC
- Owned Solar Panels
- Rear Garden
- Off Street Parking & Garage
- Ideal for Home Working

Old Brumby Street, Scunthorpe, DN16 2DB,  
£197,500





Situated in the ever popular Old Brumby area, Starkey&Brown are delighted to bring to the market this extended family home. The property offers excellent potential for home working, with a side extension ideal for office/play room, and a utility area and WC to the rear (currently utilised as a dog groomers salon). Additional accommodation includes 3 double bedrooms and a family bathroom to the first floor, whilst downstairs boasts a large entrance hall, bay fronted lounge with log burner and kitchen with breakfast bar. Outside the property has a dwarf wall boundary and wrought iron gate providing access to the secure off road parking to the front, with the rear including a lawned garden. There is also a side patio area and a garage. The property is within close distance to a range of amenities including Spar shop, post office, food outlets, nursery and beauty salons. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D.



### Entrance Hall

Having composite front door entry, stairs rising to the first floor and under stairs storage cupboard.

### Lounge

Having uPVC double glazed bay window to the front aspect, uPVC double glazed window to the rear aspect, two radiators, coved ceiling and log burner.

### Office/Play Room

Having composite door to the front aspect, uPVC double glazed French doors to the rear aspect and uPVC double glazed window to the side aspect.

### Kitchen

Having uPVC double glazed window to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, gas central heating boiler, breakfast bar, coved ceiling, radiator, space for full height fridge freezer and uPVC double glazed door into the utility area.

### Utility

Having uPVC double glazed doors to the side aspects, uPVC double glazed window to the rear aspect, uPVC double glazed windows to the rear and side aspects, radiator, space/plumbing for white goods and work surface.

### WC

Having low level WC and dog grooming facilities.

### First Floor Landing

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

### Bedroom 1

Having uPVC double glazed bay window to the front aspect, coved ceiling and radiator.

### Bedroom 2

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

### Bedroom 3

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

### Family Bathroom

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

### Outside Front

Wrought iron gates provide access to a hardstanding area with off street parking for numerous vehicles. The property also has an additional wrought iron gate and a dwarf wall frontage.

### Outside Rear

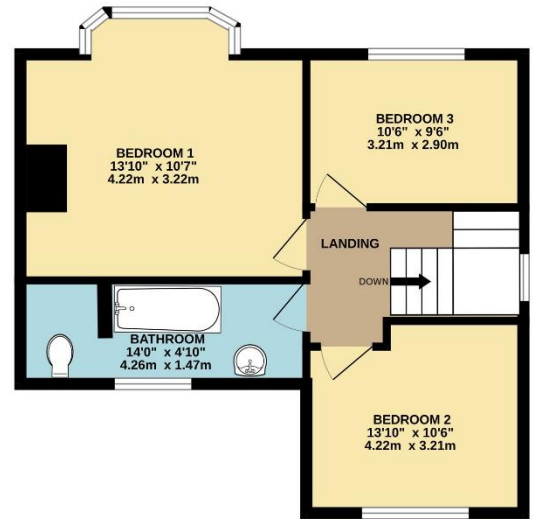
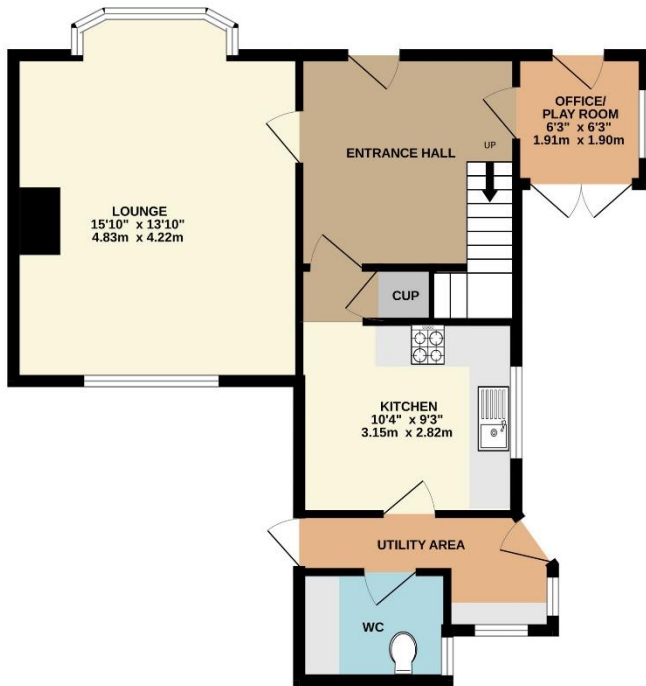
The rear garden is mainly laid to lawn with a fenced surround and garage. There is also a paved patio area to the side.





GROUND FLOOR

FIRST 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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