



54 HIGH STREET SCUNTHORPE, DN17 2RJ

£175,000
FREEHOLD

A well-presented two-bedroom detached bungalow, offered for sale with vacant possession and no onward chain, providing ease of purchase for prospective buyers.



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54 HIGH STREET



DESCRIPTION

Situated in the popular village of Yaddlethorpe, this lovely home offers generous accommodation, an attached garage, off-street parking and an easy-maintenance rear garden — making it an excellent choice for those looking to downsize.

Entering the property, you are welcomed into a good-sized entrance hallway providing access to the principal accommodation.

The forward-facing living room is a comfortable and inviting space with plenty of room for a range of furnishings, while the kitchen breakfast room is generously proportioned and provides ample space for both cooking and informal dining.

There are two double bedrooms, offering flexibility for visiting family, guests or perhaps a home office, alongside a well-appointed shower room.

Externally, the property benefits from off-street parking and an attached garage with roller shutter door, providing useful additional parking and storage.

To the rear is a fully enclosed, easy-maintenance garden, currently providing a blank canvas for the next owner to put their own stamp on and create an outdoor space to suit their needs.

Presented in good, clean condition throughout and available with vacant possession, this is a fantastic opportunity for buyers looking for a manageable detached bungalow in a popular and established location.

A superb downsizing opportunity with the added benefit of no onward chain — early viewing is highly recommended.

ENTRANCE HALLWAY

BEDROOM TWO

LIVING ROOM

KITCHEN

BEDROOM ONE

FAMILY BATHROOM

EXTERNALLY

The front of the property is laid to gravel with a driveway leading to the attached garage with roller shutter door. The rear garden is fully enclosed, laid to lawn with a timber shed.

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ADDITIONAL INFORMATION

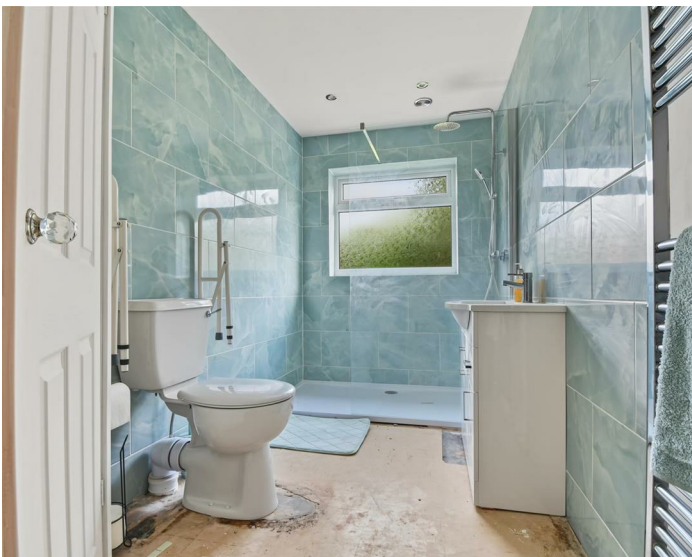
Local Authority –

Council Tax – Band C

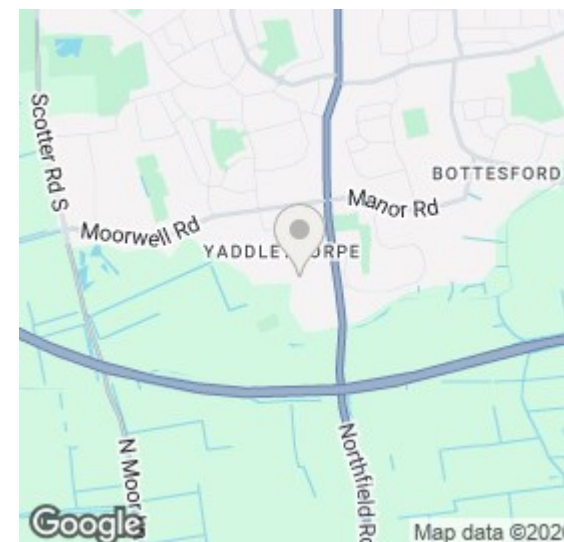
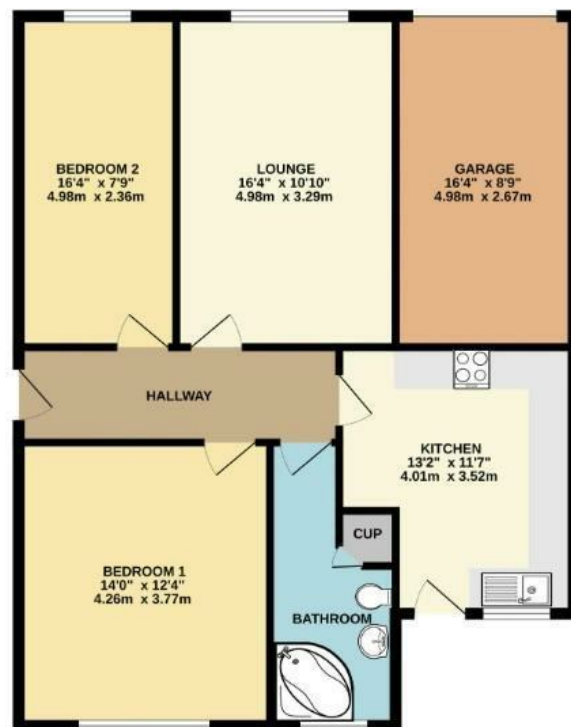
Viewings – By Appointment Only

Floor Area – 753.48 sq ft

Tenure – Freehold



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	63	
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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