



- Desirable Silica Lodge Location
- Detached Bungalow
- 3 Double Bedrooms
- 23ft² Lounge/Diner
- Fitted Kitchen & Shower Room
- Block Paved Driveway
- Double Garage
- Well Maintained Rear Gardens

The Dell, DN17 2XB,
£310,000





Starkey&Brown are delighted to offer for sale this spacious detached bungalow on The Dell, ideally positioned within the highly sought after Silica Lodge area of Scunthorpe. The accommodation briefly comprises of 3 double bedrooms (all with fitted wardrobes), shower/wet room, kitchen/diner, lounge/diner, entrance porch, hallway and additional WC. The property occupies a fantastic plot which offers an excellent degree of privacy, a block paved driveway provides ample off street parking for numerous vehicles, there's also a double garage with remote control door. The well maintained gardens include a summer house and a decorative range of plants/trees/shrubs along with access down either side of the property to the rear garden. Additional features include an alarm system, uPVC double glazing and a gas central heating boiler (serviced annually). A rare opportunity to purchase a bungalow in this superb location, do not miss out! Freehold. Nearby to an excellent range of amenities and convenient motorway access. Council tax band: E



Entrance Porch

Having uPVC double glazed door to the front aspect and door into hallway.

Hallway

Having radiator, coved ceiling, storage cupboard and loft access (the loft is part boarded and has a ladder).

Lounge/Diner

15' 10" x 23' 2" (4.82m x 7.06m)

Having uPVC double glazed windows to the front and side aspects, two radiators and coved ceiling.



Kitchen/Diner

12' 8" x 14' 9" (3.86m x 4.49m)

Having uPVC double glazed window to the rear aspect, uPVC double glazed door to the side aspect, radiator, coved ceiling, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, built in hob with extractor and space/plumbing for white goods.

Bedroom 1

15' 10" x 9' 9" (4.82m x 2.97m)

Having uPVC double glazed windows to the side aspects, two radiators, coved ceiling and fitted wardrobes.



Bedroom 2

10' 9" x 11' 8" (3.27m x 3.55m)

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

Bedroom 3

10' 9" x 8' 9" (3.27m x 2.66m)

Having uPVC double glazed windows to the side aspect, radiator, coved ceiling and fitted wardrobe.



Shower Room

8' 1" x 7' 2" (2.46m x 2.18m)

Having uPVC double glazed window to the rear aspect, walk in shower cubicle, wash hand basin set in vanity unit with spotlights, WC, heated towel rail and ceiling spotlights.

WC

2' 9" x 6' 2" (0.84m x 1.88m)

Having uPVC double glazed window to the side aspect, WC, wash hand basin set in vanity unit and coved ceiling.



Double Garage

16' 3" x 16' 6" (4.95m x 5.03m)

Having remote control up and over door, window to the side aspect, light, power, sink, shelving and base units for storage.

Outside Front

Having a decorative front garden, block paved driveway providing off street parking for numerous vehicles and access down either side of the property to the rear garden.

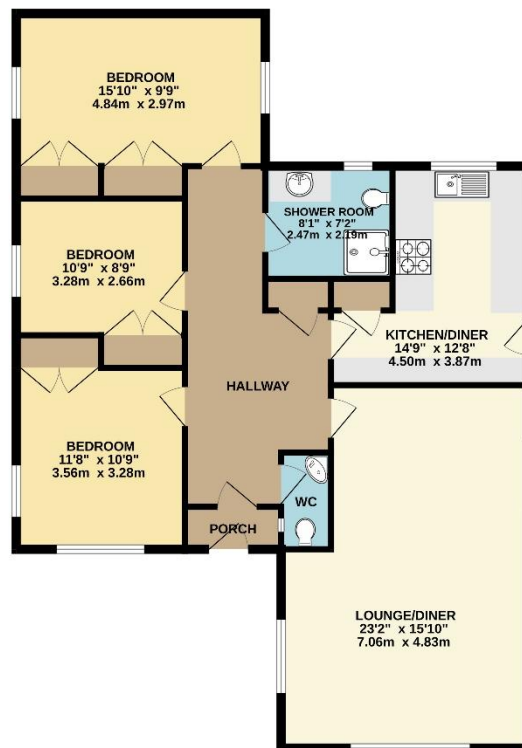
Outside Rear

The plot offers an excellent degree of privacy, the well maintained rear garden includes a lawned area, paved area, block paving, summer house and a decorative range of plants, shrubs and trees.





GROUND FLOOR
1157 sq.ft. (107.4 sq.m.) approx.



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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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