



40 PINWOOD CLOSE

SCUNTHORPE, DN16 3FB

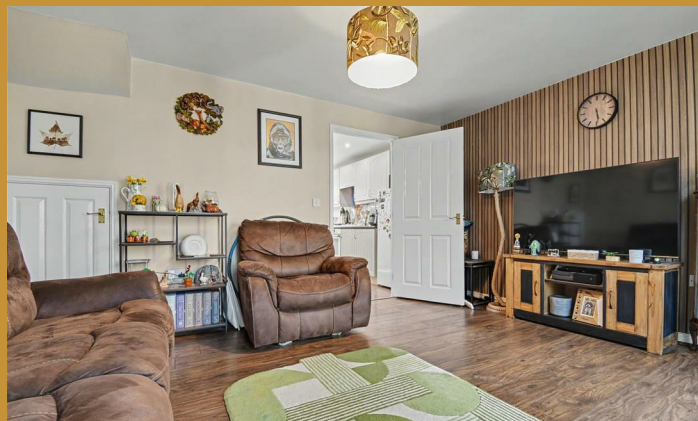
£175,000
FREEHOLD

This charming end-terrace house offers a delightful blend of comfort and modern living. Spanning an impressive 1,001 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra



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DESCRIPTION

Perfectly positioned within the ever-popular Lakeside development, this beautifully maintained and thoughtfully extended three-bedroom townhouse presents a fantastic opportunity for first-time buyers, young families, or anyone looking for a home that offers both space and flexibility.

From the moment you step inside, you'll appreciate the welcoming feel of the property. The entrance hallway leads to a convenient downstairs WC before opening into a well-proportioned kitchen/breakfast room – an ideal space for busy mornings or relaxed weekend breakfasts. To the rear, the generous living room provides the perfect place to unwind, flowing effortlessly into the conservatory, which enjoys lovely views over the enclosed rear garden and offers an additional reception space that can be enjoyed all year round.

The first floor offers two well-proportioned bedrooms, including a generous double and a versatile single bedroom that would make an ideal nursery, child's bedroom or home office, all served by the modern family bathroom.

A second staircase leads to the impressive principal bedroom, creating a private top-floor retreat. This spacious double bedroom benefits from built-in wardrobes and a stylish en-suite shower room, making it a superb sanctuary at the end of the day.

Externally, the property continues to impress with an enclosed rear garden, off-road parking and a garage, providing excellent practicality for modern living. Situated in one of Scunthorpe's most sought-after residential locations, Lakeside offers excellent access to local amenities, schools, parks and commuter routes, making it a firm favourite with families and professionals alike.

Offering spacious accommodation, fantastic versatility and the opportunity to personalise and add your own style over time, this is a home that truly deserves an early viewing.

ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor and a radiator leading into:-

DOWNSTAIRS WC

With uPVC double glazed window to front aspect, WC and handwash basin.

KITCHEN / BREAKFAST ROOM

With a uPVC double glazed window to front aspect, range of wall and base units with laminate worktops, stainless steel sink, space for a dishwasher/washing machine/fridge/freezer and dining table, electric fan assisted oven with gas hob and extractor fan, radiator.

LIVING ROOM

With uPVC double glazed French Doors X 2 to rear aspect, radiator and a storage cupboard under the stairs.

CONSERVATORY

With uPVC double glazed French Doors opening onto the patio area and uPVC double glazed windows to side and rear.

FIRST FLOOR LANDING

With a radiator, storage cupboard and seating area in front of the uPVC double glazed window.

BEDROOM TWO

With uPVC double glazed windows X 2 to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to rear aspect and a radiator.

FAMILY BATHROOM

With a panelled bath, WC, hand wash basin and a radiator.

SECOND FLOOR LANDING

Leading into:-

MASTER BEDROOM

With uPVC double glazed windows X 2 to front aspect, radiator and built in wardrobes.

MASTER EN-SUITE

With a corner electric shower, WC, hand wash basin, towel heater and cupboard housing water tank.

EXTERNALLY

The front of the property has a tarmac driveway leading to the garage and also a pebbled area to add extra off street parking. The rear garden is full enclosed with timber fencing, laid to lawn with a patio area.

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ADDITIONAL INFORMATION

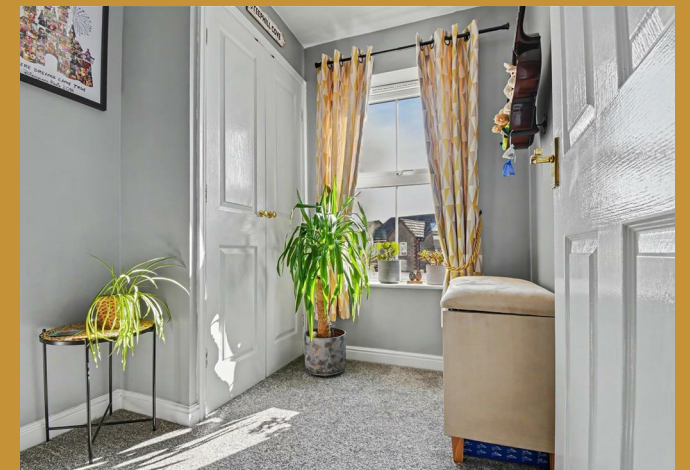
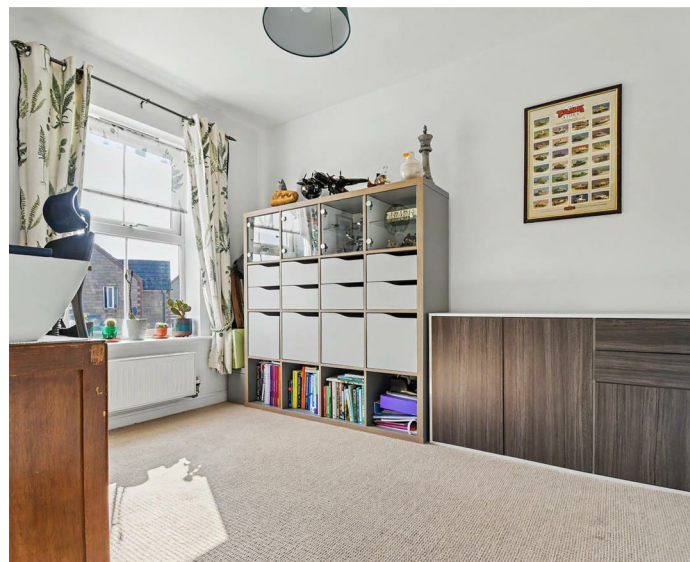
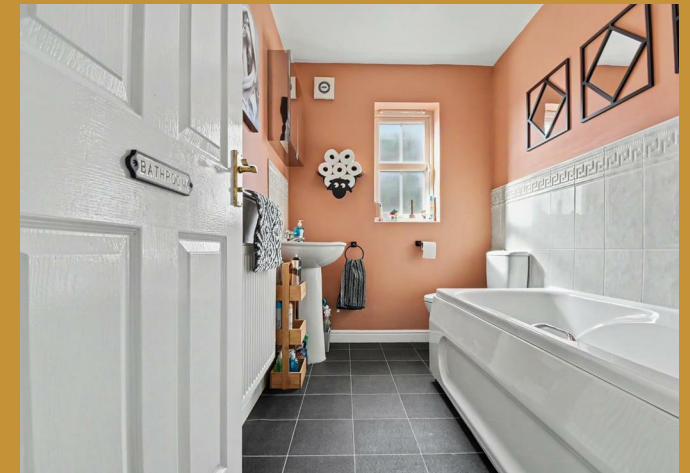
Local Authority –

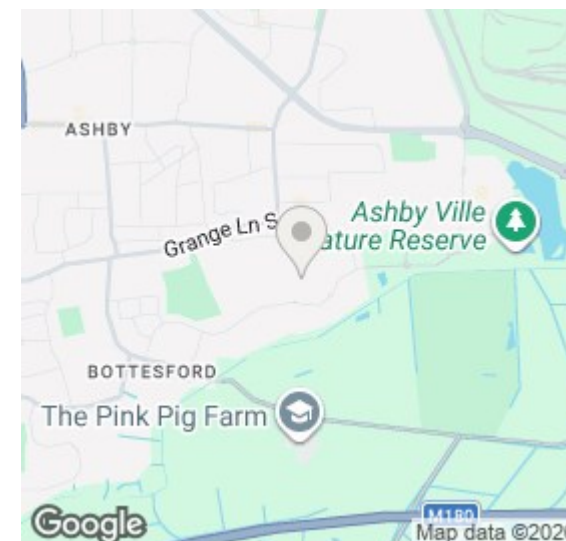
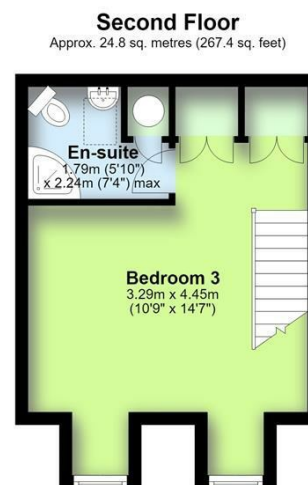
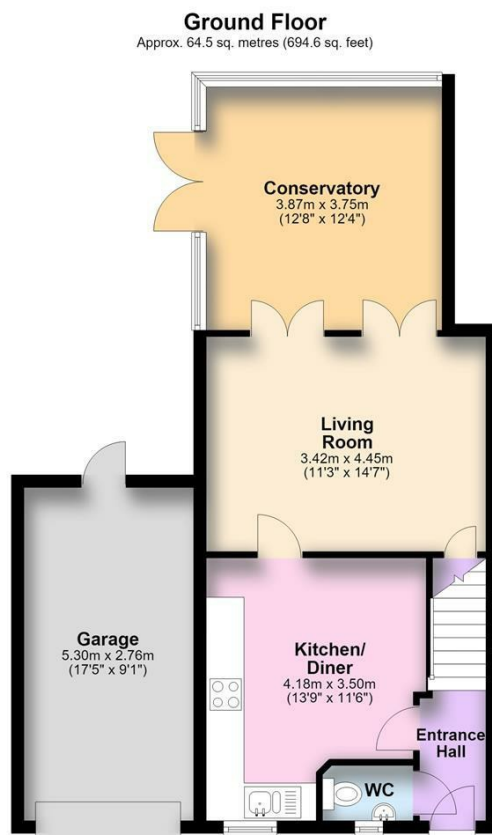
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1001.00 sq ft

Tenure – Freehold





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		
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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