

Woodland View, Scunthorpe - DN15 8BA

£279,950

Detached Home • Modern Design • Four Bedrooms • Three Reception Rooms • Outdoor BBQ With Wood Storage & Sink • Garage & Private Driveway • Walking distance to Local Town • Freehold • Council Tax Band D • EPC C





Discover this beautifully presented modern detached home perfectly positioned on the sought-after Woodland View. From the moment you step into the welcoming entrance hallway, you'll be impressed by the bright, airy lounge featuring a charming brick feature wall and bay window, flowing seamlessly into a stylish dining room with a log burner and patio doors opening to the garden.

Enjoy a cosy snug for relaxing evenings, and a modern kitchen boasting ample storage, wooden countertops, and integrated appliances. A useful storage room connects to the garage, adding practicality to style.

Upstairs offers four well-proportioned bedrooms and a family bathroom, ideal for growing families. Outside, the property features an expansive block-paved driveway, neat lawn frontage, and a private, low-maintenance rear garden complete with outdoor toilet, BBQ area with wood storage, and sink – perfect for entertaining.

Enjoy park views, proximity to local amenities, and just a short walk to the town centre.

Don't miss out – book your viewing today and fall in love with Woodland View!

AGENTS NOTES

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

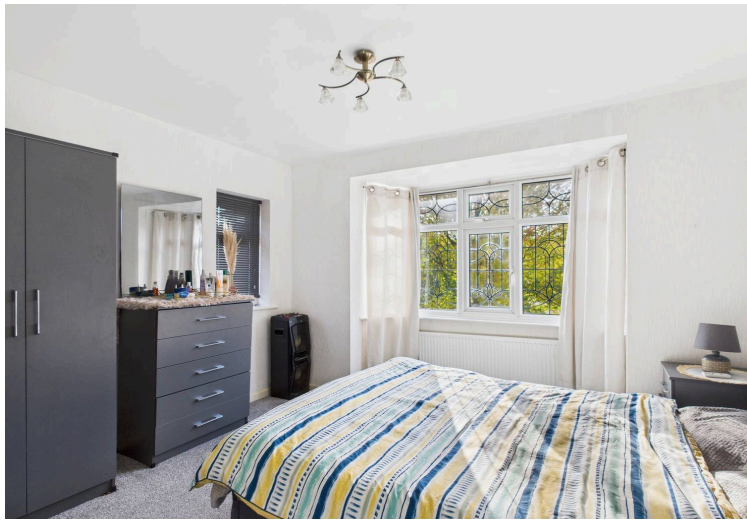


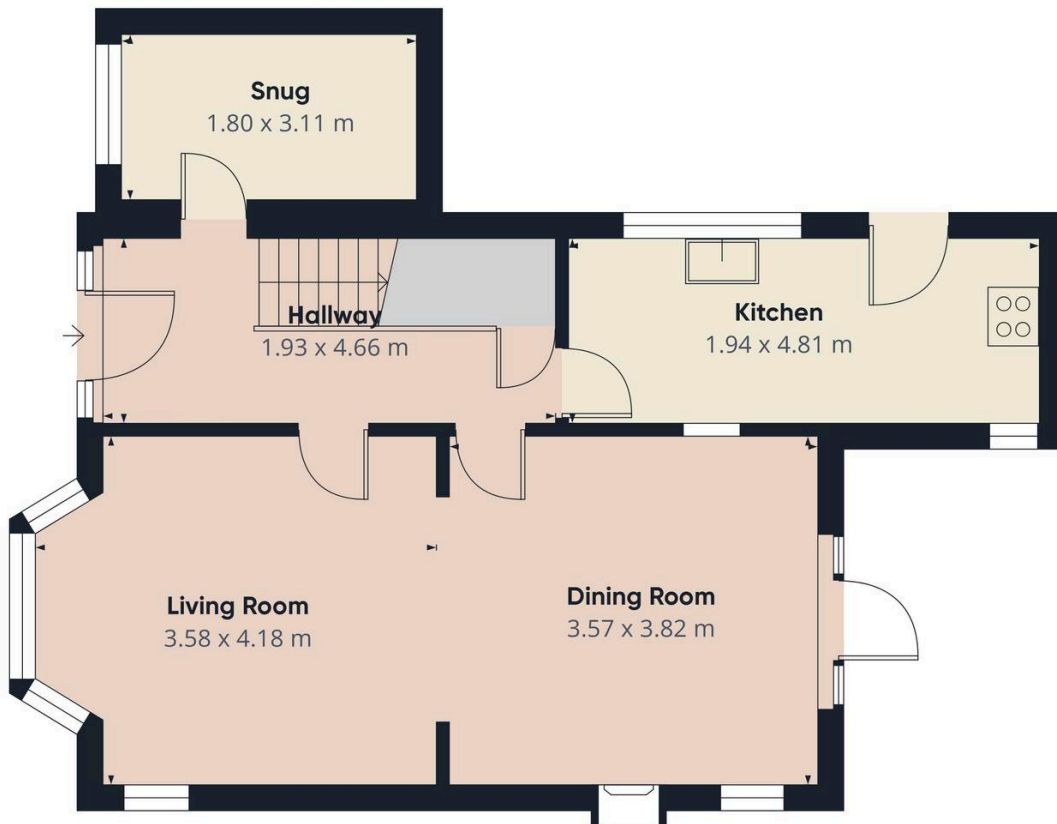
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





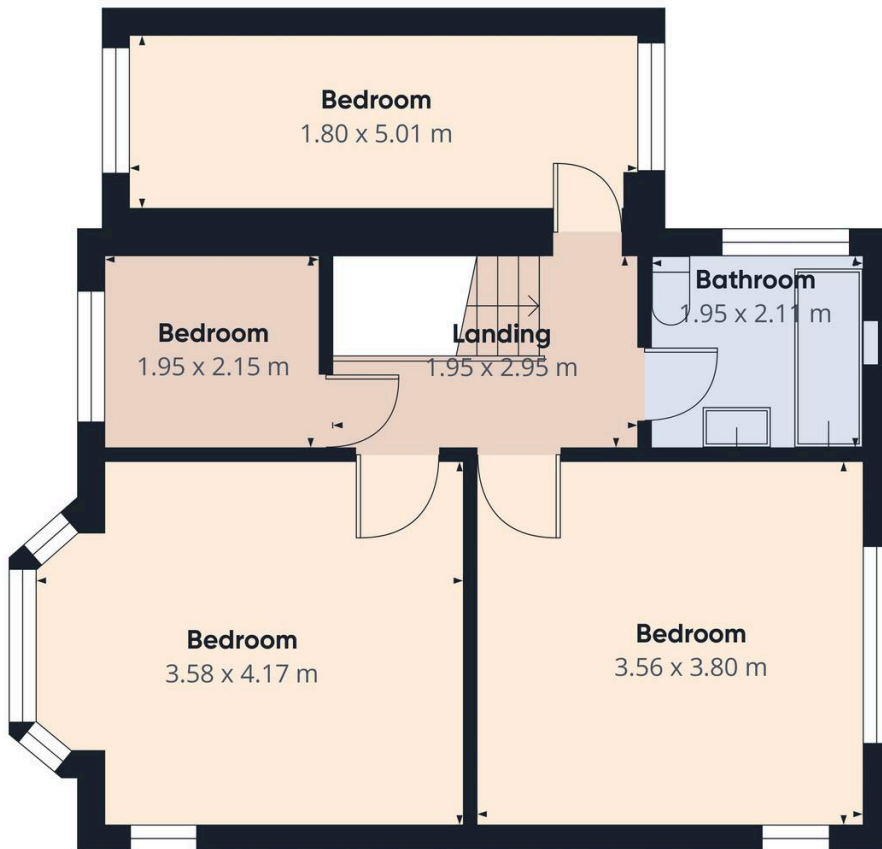
Approximate total area⁽¹⁾
52.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 0 Building 1



Approximate total area⁽¹⁾
49.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 1 Building 1

You can include any text here. The text can be modified upon generating your brochure.



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