



10 Talisman Drive, Scunthorpe

£225,000 Freehold

A FINE TRADITIONAL DETACHED BUNGALOW • NO UPWARD CHAIN • HIGHLY DESIRABLE & RARELY AVAILABLE LOCATION • ATTRACTIVE FITTED KITCHEN & SHOWER ROOM • 2 DOUBLE BEDROOMS • DEEP FRONT DRIVEWAY & CAR PORT • PRIVATE, LOW MAINTENANCE, REAR GARDEN • CONVERTED GARAGE CREATING A UTILITY & HOME OFFICE • VIEWING COMES HIGHLY RECOMMENDED

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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Kitchen

10' 10" x 11' 11" (3.31m x 3.64m)

Twin front uPVC double glazed windows and side composite entrance door with patterned leaded glazing. The kitchen enjoys an extensive range of modern shaker style furniture with brushed aluminium style pull handles with integral fridge, a complementary patterned worktop with matching uprising incorporates a one and a half bowl ceramic sink unit with block mixer, built-in four ring gas hob with oven beneath and overhead canopied extractor, low level breakfast bar, laminate flooring, wall to ceiling coving and doors through to;

Inner Hallway

Has cushioned flooring, thermostat for the central heating, loft access and doors to;

Living Room

16' 3" x 10' 11" (4.95m x 3.33m)

Dual aspect with front and side uPVC double glazed windows, live flame coal effect gas fire with wooden surround and projecting mantel, laminate flooring, wall to ceiling coving and ceiling fan.





Rear Double Bedroom 1

11' 11" x 11' 0" (3.62m x 3.36m)

Rear uPVC double glazed window, laminate flooring and an extensive range of fitted bedroom furniture.

Rear Double Bedroom 2

7' 10" x 11' 11" (2.40m x 3.64m)

Rear uPVC double glazed window, laminate flooring and wall to ceiling coving.

Shower Room

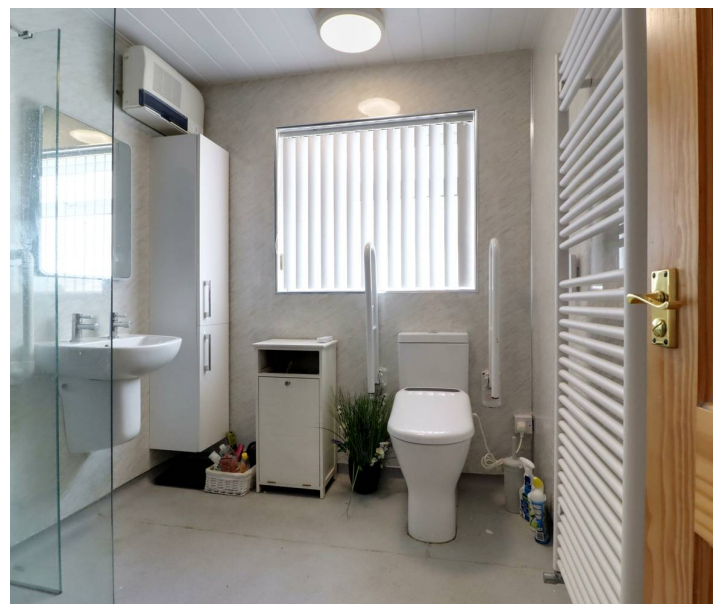
6' 9" x 8' 4" (2.07m x 2.53m)

Side uPVC double glazed window with patterned glazing, suite in white comprising a low flush WC, wall mounted wash hand basin, walk-in shower with glazed screen and electric shower, wet room flooring, mermaid boarding to walls with towel rail and PVC clad to ceiling.



Grounds

To the front the property has a low maintenance pebbled garden which can assist with additional parking if required. The driveway is block paved providing parking for a number of vehicles and leads to a sheltered carport. Access is available down the side and leads to a low maintenance pebbled garden with flagged seating area, mature conifer hedging and planted shrubs.





Utility

5' 6" x 7' 9" (1.67m x 2.36m)

With front composite double glazed entrance door with adjoining uPVC window, tiled effect cushioned flooring, plumbing and space for appliances, inset ceiling spotlights and doors through to;

Study

9' 3" x 7' 3" (2.83m x 2.20m)

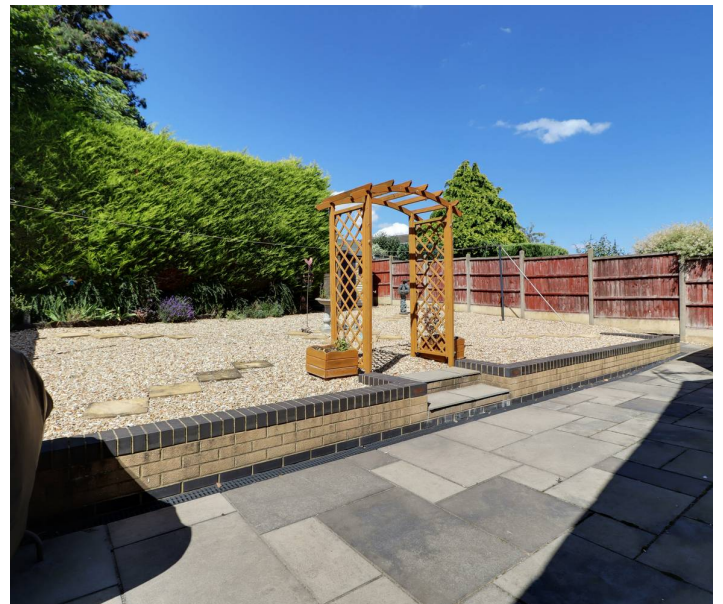
Rear uPVC double glazed window, laminate flooring, inset ceiling spotlights and wall mounted Worcester condensing gas fired central heating boiler.

Double Glazing

Full uPVC double glazed windows and doors.

Central Heating

There is a modern gas fired central heating system to radiators.



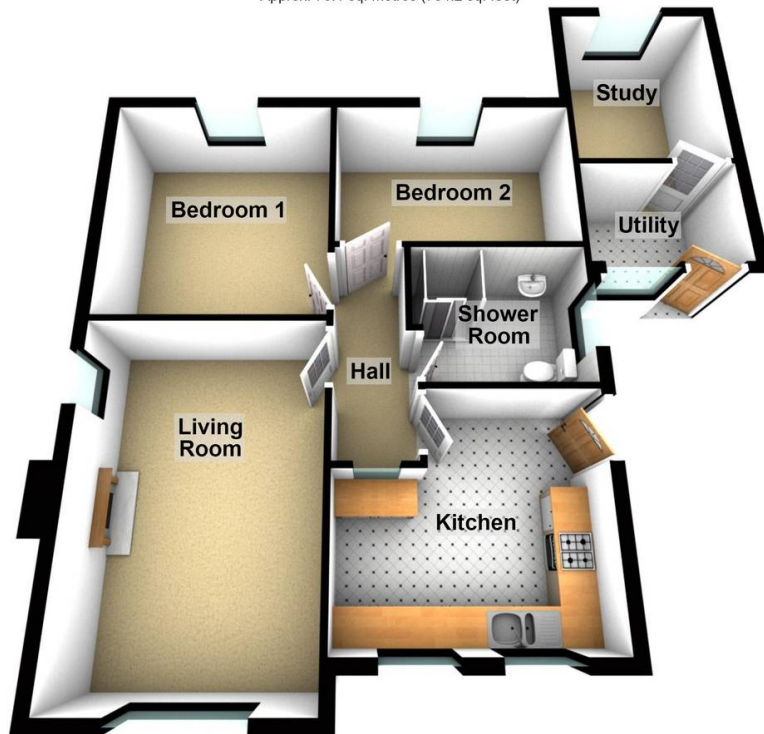
Ground Floor

Approx. 70.1 sq. metres (754.2 sq. feet)



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Total area: approx. 70.1 sq. metres (754.2 sq. feet)

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