



14 GORSE CLOSE SCUNTHORPE, DN16 3UL

£175,000
FREEHOLD

Wonderful First-Time Buyer or Small Family home in a great convenient location



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14 GORSE CLOSE



DESCRIPTION

Situated in a sought-after residential area, this three-bedroom semi-detached property offers excellent value for first-time buyers or growing families. Enjoying a private position, the home benefits from off-street parking for up to three cars, as well as a single garage.

Inside, the property features a spacious forward-facing living room, filled with natural light, a separate dining room, and a well-presented kitchen accessed via a practical flow-through layout. A downstairs WC adds convenience.

To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite, alongside a modern family bathroom.

Externally, the home boasts low-maintenance front and rear gardens, mainly laid to lawn, offering a pleasant and private outdoor space ideal for relaxing or entertaining.

Perfectly placed for access to local amenities, schools, and transport links, this property represents a fantastic opportunity to secure a lovely home in a prime location

ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with access to:-

DOWNSTAIRS WC

With a an opaque uPVC double glazed window to front aspect, WC, hand wash basin and a radiator.

LIVING ROOM

With uPVC double glazed window to front aspect, radiator and stairs to first floor.

DINING ROOM

Through open archway, uPVC double glazed French doors to rear aspect and a radiator.

KITCHEN

With a uPVC double glazed window and door to rear aspect, range of white high gloss wall and base units with laminate worktops, composite one and a half drainer sink, space for a washing machine, integrated fridge/freezer and a radiator.

FIRST FLOOR LANDING

With loft hatch access and a storage cupboard.

MASTER BEDROOM

With a uPVC double glazed window to front aspect, radiator and built in wardrobes.

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, WC, hand wash basin, shower and chrome towel heater.

BEDROOM TWO

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

BEDROOM THREE

With a uPVC double glazed window to rear aspect, radiator and built in wardrobes.

FAMILY BATHROOM

With an opaque uPVC double glazed window to rear aspect, panelled bath with hand held shower, WC, hand wash basin and a radiator.

EXTERNALLY

The front of the property has a blocked paved driveway providing off street parking for three vehicles and leads to the garage. The rear garden is fully enclosed. laid to lawn with a paved patio and a shed.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1023.00 sq ft

Tenure – Freehold





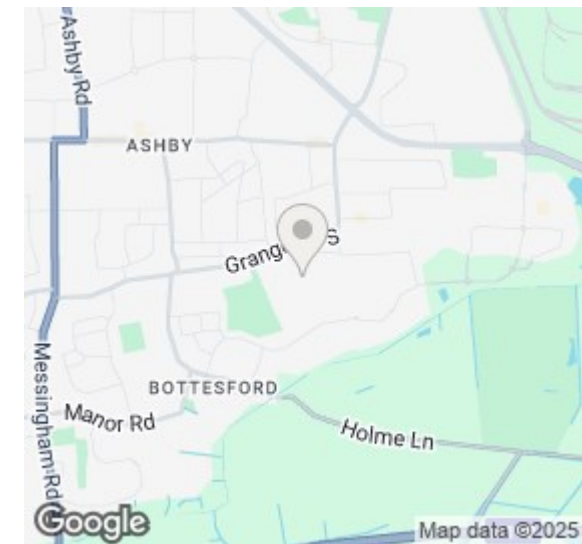
Ground Floor



First Floor

Gorse Close

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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