



77 West Common Gardens, Scunthorpe,

£295,000



- Detached House
- Scope For Modernisation Throughout
- Utility Room and Downstairs W.C.
- South Facing Rear Garden
- NO ONWARD CHAIN
- Four Spacious Bedrooms
- Two Reception Rooms
- Ample Off-Road Parking and Garage
- Highly Sought-After Old Brumby Location
- Council Tax Band D

Bell Watson Estate Agents are delighted to present to the market this spacious four-bedroom detached family home, offering an exciting opportunity for buyers seeking a property with significant potential. Requiring a degree of modernisation throughout, the home provides the perfect canvas for those looking to create a bespoke living space tailored to their own tastes and lifestyle. The well-proportioned accommodation briefly comprises a welcoming entrance hallway, two generous reception rooms ideal for both formal entertaining and everyday family living, a fitted kitchen, and a separate utility room and a convenient ground floor W.C.

To the first floor, the property boasts four well-sized double bedrooms, offering ample space for growing families, alongside a family bathroom. Externally, the home continues to impress with generous front and rear gardens, ample off-road parking and a single garage complete with power and lighting.



LOCATION

Situated in the highly sought-after residential area of Old Brumby, this attractive property enjoys a prime position in Scunthorpe, while remaining within easy walking distance of the colleges, schools, and the town centre, where a variety of amenities, services, and leisure facilities can be found.

ACCOMMODATION

The spacious accommodation is arranged over two floors and offers scope for modernisation throughout.

HALLWAY

Enter the property via the UPVC front door into a bright and spacious reception hallway with a staircase to the first floor. There is a built-in storage cupboard, pendant light to the ceiling, a uPVC double glazed window to the front aspect, a central heating radiator and carpeted flooring.

LOUNGE 6.43m (21'1") x 3.45m (11'4")

A rear-facing lounge with a feature brick wall fireplace fitted with mounted electric fire, a floor to ceiling uPVC double glazed window, wall lights, a central heating radiator and carpeted flooring.

KITCHEN 3.17m (10'5") x 3.12m (10'3")

Located at the rear of the property, the kitchen is fitted with a range of high and low-level units, complimentary counter tops and tiled splash backs. A sink sits under a UPVC double glazed window overlooking the rear garden, there is built-in Neff cooker, electric hob, a built-in fridge, a central heating radiator and vinyl flooring.

DINING ROOM 3.63m (11'11") x 3.45m (11'4")

Located to the front of the property, this room features a brick-built fireplace, wall lights, a uPVC double glazed bay window, a central heating radiator and carpeted flooring.

UTILITY ROOM 2.72m (8'11") x 1.88m (6'2")

The utility room is accessed via a UPVC double-glazed entrance door with adjoining uPVC double-glazed door, providing direct access to the rear garden. Fitted with low-level units, the room houses the Worcester boiler, plumbing for an automatic washing machine, space for a fridge/freezer, and vinyl flooring.

W.C.

The ground floor cloakroom benefits from a side uPVC double-glazed window with frosted glazing, vinyl flooring, and a white two-piece suite with a corner hand wash basin and a low-flush W.C.

BEDROOM ONE 4.04m (13'3") x 3.33m (10'11")

This front aspect room enjoys a rear uPVC double-glazed dormer window and benefits from a range of attractive fitted beech-fronted wardrobes with brushed aluminum-effect pull handles, a radiator, and carpeted flooring.

BEDROOM TWO 3.63m (11'11") x 3.33m (10'11")

The second bedroom enjoys a front-facing uPVC double-glazed dormer window and benefits from a handy storage cupboard, a radiator, and carpeted flooring.

BEDROOM THREE 3.78m (12'5") x 2.95m (9'8")

Located to the rear of the property, the third bedroom benefits from wooden built-in wardrobes, shelving and a desk, carpeted flooring and a radiator.

BEDROOM FOUR 3.38m (11'1") x 2.95m (9'8")

Overlooking the rear garden, the fourth bedroom benefits from a UPVC window, a radiator and carpeted flooring.

BATHROOM 2.67m (8'9") x 2.01m (6'7")

The bathroom benefits from a uPVC double-glazed window with frosted glazing and is fitted with a white three-piece suite comprising a low-flush WC, a pedestal wash hand basin, and a wooden panelled bath and is mainly tiled. Further features include cushioned flooring and a handy storage cupboard.

OUTSIDE

To the front, the property benefits from a generous garden that is predominantly laid to lawn alongside an adjoining driveway, providing ample off-street parking. The frontage is enhanced by attractive planted borders, and a combination of boundary walling and secure fencing. Pathways to either side of the property provide convenient access to the rear. The property enjoys a mature, private, and fully enclosed South-facing rear garden that is mainly laid to lawn and features well-stocked planted borders. The space is further enclosed by secure boundary walling and established tall privet hedging, offering a high degree of privacy.

GARAGE 5.16m (16'11") x 24.97m (81'11")

Single garage with power and lighting and access via an electric remote control roller door.

FIXTURES AND FITTINGS

All built in appliances, blinds, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains electricity and gas, water and drainage are all understood to be connected to the property.

COUNCIL TAX

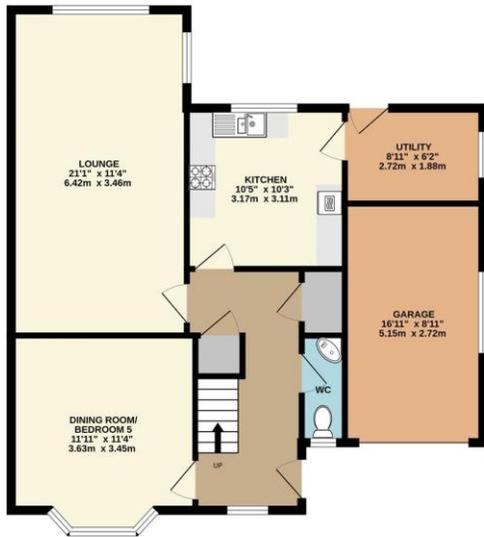
The Council Tax Band for this property is Band D as confirmed by North Lincolnshire Council.



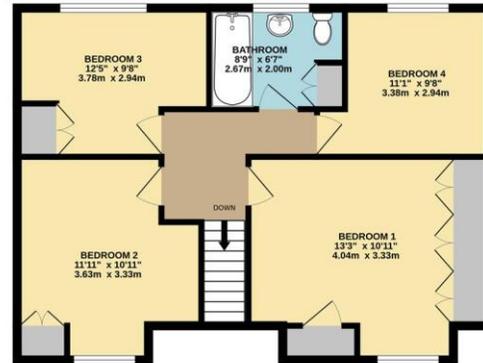




GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1492 sq.ft. (138.6 sq.m.) approx.

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