



Ebor Garth Yorkshire Side, Eastoft, Scunthorpe, DN17 4PG

£385,000

EPC: E

**\*\*NO UPWARD CHAIN\*\*** This immaculately presented detached dormer bungalow sits in a generous plot extending to approximately 0.25 acres in the rural village of Eastoft. The property has been extensively refurbished over recent years and includes an array of high quality and modern fixtures and fittings making this a fantastic family home. A viewing is highly recommended to appreciate the property, the private gardens and village location.

- Immaculately presented detached dormer bungalow
- Three double bedrooms
- Through lounge/dining room
- Modern fitted kitchen with integrated appliances
- Modern fitted ground floor shower room
- Utility room
- Two first floor bedrooms
- First floor bathroom with slipper bath
- Sits in approx 0.25 acres of beautifully maintained gardens
- Quiet village location with open views to the rear

#### DESCRIPTION

This three bedroom detached dormer bungalow incorporates oil central heating, uPVC double glazing, a new roof and full re-wire, and offers substantial and modern accommodation comprising;

#### ENTRANCE HALL

6'5" x 15'10" plus 8'2" x 3'2"

Composite entrance door. Stair way leading to the first floor. Engineered oak flooring. Coving to the ceiling. One central heating radiator.

#### LOUNGE/DINING ROOM

13'0" x 24'3" max.

Dual aspect room with windows to the side and rear and a bay window to the front elevation. Chimney recess housing a multi fuel burner with a slate hearth. Herringbone style engineered oak flooring. Coving to the ceiling. Three central heating radiators.

#### KITCHEN

8'7" x 11'5"

A modern range of fitted base and wall units with curved edges and Quartz worktops with matching upstands. The units incorporate a stainless steel sink with an integral drainer, a four ring induction hob with a stainless steel splash back and stainless steel cooker hood over. Integrated appliances include a double oven, fridge freezer and a dishwasher. Engineered oak flooring. Under unit heater. Coving to ceiling.

#### BEDROOM ONE

14'7" x 11'11"

To the front elevation. Coving to the ceiling. One central heating radiator.

#### SHOWER ROOM

8'4" x 4'9"

A modern white suite comprising a walk in shower cubicle with a mains fed shower and a vanity unit housing a wash hand basin and low flush WC. Tiled walls and floor. Chrome heated towel rail.

#### UTILITY ROOM

12'0" x 6'6"

A range of modern fitted base units with granite worktops and matching upstands. The units incorporate a Belfast sink. Plumbing for an automatic washing machine under. Matching tall larder unit. Tiled floor. Coving to the ceiling. Internal door into the garage. Composite door leads into the rear garden.

#### LANDING

3'2" x 8'11"

Coving to the ceiling.

#### BEDROOM TWO

11'11" x 13'8" max.

Dual aspect room with windows to the front and rear elevations. Two central heating radiators.

#### BEDROOM THREE

12'5" x 17'2" max.

Dual aspect room with windows to the side and rear elevations. Eaves storage space. One central heating radiator.

#### BATHROOM

7'9" x 8'9"

A modern white suite comprising a slipper bath, a wash hand basin, a low flush WC, and a shower cubicle with a mains fed shower. Chrome heated towel rail.

#### GARAGE

8'5" x 25'9"

(Measured externally). An attached brick built garage, with timber vehicular doors to the front. Located at the rear of the garage is the boiler room housing the oil fired central heating boiler and the pressurised hot water cylinder.

#### GARDENS

To the front of the property there is a generous driveway providing off street parking for multiple vehicles and access to the garage. The garden is mainly laid to lawn with well established borders filled with flowers, shrubs and trees. There is a slate chipped border on the right hand side of the driveway.

To the rear of the property there is a good size garden laid to lawn with well established flower beds and paved pathways. The oil storage tank is located to the rear of the garage. Timber garden shed. Further larger timber workshop. The property sits next to St Bartholomew Church, a Grade II listed building dating back to 1855 with a period brick wall enclosing the rear boundary of the property. The rear garden adjoins open countryside.

The plot extends to 0.25 acres.

**Ground Floor**

Approx. 102.1 sq. metres (1099.2 sq. feet)



Total area: approx. 161.0 sq. metres (1733.2 sq. feet)

**First Floor**

Approx. 58.9 sq. metres (633.9 sq. feet)







