



- Fantastic Plot (Approx 0.35 Acres)
- Detached Bungalow
- 2/3 Double Bedrooms
- Lounge & Separate Conservatory
- Good Size Loft Space
- Ample Off Street Parking & Garage
- Front, Side & Rear Gardens
- Chain Free!

Church Street, Amcotts, DN17 4AL,
£260,000





Open to reasonable offers! Offered for sale with NO ONWARD CHAIN in the rural riverside village of Amcotts, is this detached bungalow positioned on a fantastic plot of approximately 0.35 acres. The accommodation briefly comprises of 2 double bedrooms, bathroom, separate WC, kitchen/diner, lounge and conservatory. Additional features include an air source heat pump (new November 2024), large loft space with window, radiator and access to storage, ample off street parking for numerous vehicles, garage with adjoining rooms, front, side and rear gardens with outbuildings and 18 leased solar panels. The property offers excellent potential for anyone looking to add their own stamp onto their next home and must be viewed to truly appreciate all it has to offer. Amcotts is ideally positioned within easy commuting distance of Scunthorpe, Goole, and Doncaster - all with excellent amenities and convenient access to the M180 and M62 motorways. Amcotts boasts a strong village community with the picturesque Trent bank being a popular spot for leisurely strolls. The village also features a charming church. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D



Entrance Hall

Having uPVC double glazed door to the side aspect, uPVC double glazed window to the front aspect, radiator, storage cupboard and covered ceiling.

Kitchen/Diner

14' 5" x 10' 4" (4.39m x 3.15m)

Having uPVC double glazed window to the front aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in double oven, heated towel rail, hob with extractor and space for appliances.

Lounge

19' 9" x 13' 6" (6.02m x 4.11m)

Having uPVC double glazed window to the rear aspect, two radiators, covered ceiling and feature fireplace.

Conservatory

13' 6" x 12' 9" (4.11m x 3.88m)

Having uPVC double glazed door to the side aspect, uPVC double glazed windows overlooking the gardens and wall mounted heater.

Bedroom 1

12' 9" x 12' 2" (3.88m x 3.71m)

Having uPVC double glazed window to the side aspect, two radiators and covered ceiling.

Bedroom 2

10' 4" x 10' 5" (3.15m x 3.17m)

Having uPVC double glazed window to the front aspect, radiator and covered ceiling.

Bathroom

7' 3" x 6' 3" (2.21m x 1.90m)

Having uPVC double glazed window to the front aspect, panelled bath with shower over, wash hand basin and built in cupboards.

WC

2' 7" x 6' 3" (0.79m x 1.90m)

Having uPVC double glazed window to the front aspect and WC.

Inner Hall

Having radiator, covered ceiling and loft access.

Loft

11' 1" x 15' 7" (3.38m x 4.75m)

Having uPVC double glazed window to the rear aspect, radiator and door into storage area.

Garage

10' 2" x 21' 6" (3.10m x 6.55m)

Having door to the front aspect, window to the side, light and power. There's also two rooms to the rear of the garage, one 5ft9 x 9ft6 with a window (previously used as an office), and another measuring 3ft9 x 9ft6 used as storage.

Outside

The property sits on a fantastic plot measuring approximately 0.35 acres, there's ample off street parking for numerous vehicles provided via a driveway, car port and garage. The property benefits from lawned gardens to the front, side and rear, as well as not being directly overlooked from the rear aspect, offering an excellent degree of privacy. There's also a versatile outbuilding/shed measuring 12ft x 15ft9 with an adjoining room - previously used as workshop areas.





GROUND FLOOR

1ST FLOOR



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