



97 OGILVY DRIVE SCUNTHORPE, DN17 2PS

£170,000
FREEHOLD

Three bedroom semi-detached home on the popular Ogilvy Drive offering an updated modern kitchen, driveway, garage and enclosed rear garden. Ideal for first-time buyers or families with fantastic potential to personalise and no onward chain.



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97 OGILVY DRIVE

DESCRIPTION

NO ONWARD CHAIN | UPDATED MODERN KITCHEN | GREAT FAMILY HOME OR FIRST TIME BUY | THREE BEDROOM SEMI-DETACHED HOUSE | DRIVEWAY & GARAGE | ENCLOSED REAR GARDEN

Situated on Ogilvy Drive, this three-bedroom semi-detached home offers a fantastic opportunity for first-time buyers or families looking to create their dream home. With an updated modern kitchen already in place and scope to further enhance the bathroom and other areas to personal taste, this property offers plenty of potential and is available with the added benefit of no onward chain.

Step inside via the entrance hallway where you will find stairs rising to the first floor along with doors leading into the lounge and kitchen. The spacious lounge is bright and welcoming with a large front facing window allowing plenty of natural light to flow through, alongside a feature fireplace creating a cosy focal point to the room.

The kitchen has been updated and is fitted with modern gloss wall and base units complementary worktops, integrated oven and hob, space for a washing machine, integrated fridge freezer and ample storage space. Off the kitchen is the dining room which enjoys patio doors opening out onto the rear garden, creating a great entertaining and family space.

To the first floor are three bedrooms comprising two really good size double bedrooms and a further single bedroom, ideal as a nursery, dressing room or home office. The family bathroom is ready for updating and currently comprises a bath, pedestal wash hand basin, WC and built-in storage cupboard.

Outside, the property benefits from a lawned front

garden with dwarf wall frontage, alongside a driveway providing off-road parking for multiple vehicles and access to the single garage. To the rear is a fully enclosed garden mainly laid to lawn with a paved patio seating area, perfect for relaxing or entertaining outdoors.

Offering great potential in a popular residential area, this is a fantastic opportunity to purchase a home ready to personalise and make your own.

Further benefits include leased solar panels, helping to contribute towards lower electricity costs and improved energy efficiency for the property.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors leading into the lounge and kitchen.

Lounge

Spacious front facing lounge with large window to the front elevation and feature fireplace.

Kitchen

Updated kitchen fitted with modern gloss wall and base units with complementary worktops, integrated oven and hob, integrated fridge freezer, space for washing machine and ample storage space.

Dining Room

Rear facing dining area with patio doors opening onto the rear garden.

First Floor Landing

Providing access to all three bedrooms and the family bathroom.

Bedroom One

Really good size double bedroom.



Bedroom Two

Second spacious double bedroom.

Bedroom Three

Single bedroom ideal as a nursery, office or dressing room.

Family Bathroom

Currently fitted with bath, pedestal wash hand basin, WC and built-in cupboard. Ready for modernisation.

Outside

To the front of the property is a lawned garden with dwarf wall frontage alongside a driveway providing parking for multiple vehicles and access to the single garage. The enclosed rear garden is mainly laid to lawn with a paved patio seating area.

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ADDITIONAL INFORMATION

Local Authority –

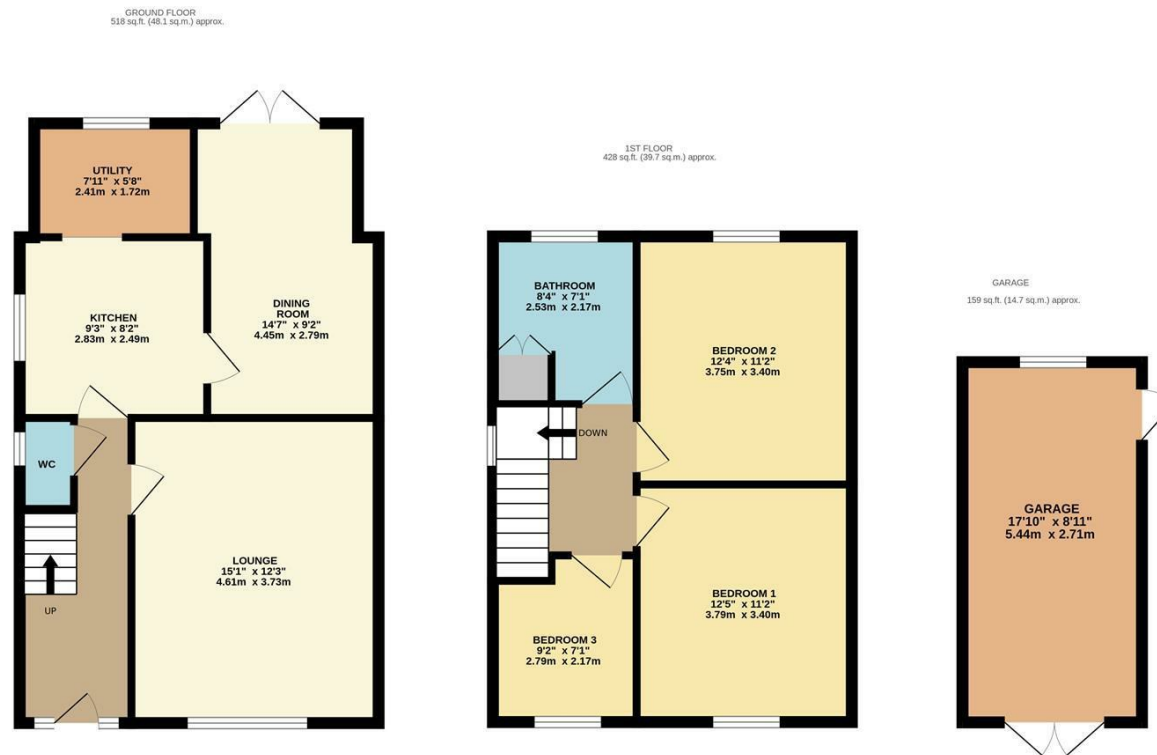
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1022.58 sq ft

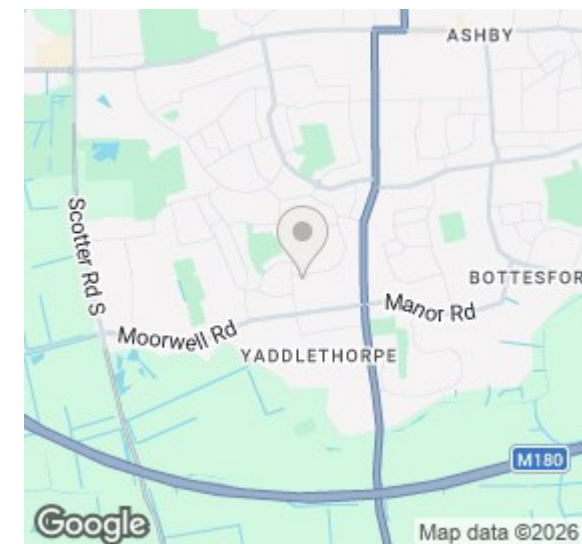
Tenure – Freehold





TOTAL FLOOR AREA: 1104 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
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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