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Newland Avenue

Scunthorpe, DN15 7HN

Offers In The Region Of £140,000

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Council Tax: B





31 Newland Avenue

Scunthorpe, DN15 7HN

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Living Room
12'6" x 10'6" (3.80m x 3.20m)
This welcoming living room features a large bay window that fills the space with natural light, offering a bright and airy atmosphere. A modern wall-mounted electric fireplace takes centre stage on one wall, framed by simple cornicing and neutral walls, creating a cosy yet open feel. The room is carpeted in a soft grey tone, adding warmth and comfort underfoot.

Dining Room
13'7" x 11'4" (4.13m x 3.45m)
The dining room offers a charming space with a large window that brightens the room, featuring decorative leaded glass. A vintage-style gas fireplace with a wooden feature wall adds character and warmth. Neutral walls and carpeted flooring complete this inviting space, perfect for family meals or entertaining guests.

Kitchen
10'0" x 6'10" (3.05m x 2.09m)
The kitchen presents a compact layout with wood-panelled walls and light countertops. A large window above the sink allows natural light to flood in, while upper and lower cabinets offer storage, though some doors are missing. The flooring is a dark wood effect vinyl, and a door at the end of the kitchen leads to an adjoining utility and store area, with a door to the rear lean-to conservatory.

Lean To
9'8" x 7'3" (2.95m x 2.20m)
The lean-to at the rear offers a garden-facing extension with brick walls painted white and a translucent roof that lets in plenty of natural light. The space has a simple, practical feel with a worn floor and direct access to the garden via a wooden door, making it a useful area for storage or light garden activities.

Store
This small store room features wood-panelled walls and a single window, providing a handy storage or utility space just off the kitchen area.

WC
A practical cloakroom with a WC and a small window, tiled on the lower half of the walls, located adjacent to the store room on the ground floor.

Bedroom 1
12'10" x 11'7" (3.91m x 3.52m)
Bedroom 1 is a generous double room with a large bay window that floods the space with light. Neutral décor and carpeted floors create a calm and restful atmosphere, complemented by built-in wardrobes offering useful storage.

Bedroom 2
11'7" x 11'0" (3.52m x 3.35m)
Bedroom 2 is a comfortable double room featuring built-in wardrobes and a wide window that allows plenty of natural light. The room is carpeted and neutrally decorated, making it a cosy and restful space.

Bedroom 3
7'6" x 7'5" (2.28m x 2.26m)
Bedroom 3 is a smaller single room, ideal for use as a child's bedroom or study. It features a window to the front and neutral décor with carpeted flooring.

Bathroom

8'1" x 5'7" (2.47m x 1.71m)

The bathroom is fitted with a white suite including a bath with shower, pedestal wash basin and WC. The walls are fully tiled in a light stone-effect tile, whilst a leaded window adds character and natural light.

Rear Garden

The rear garden is a generous outdoor space featuring a long, well-maintained lawn bordered by mature shrubs and trees. It includes a few garden sheds and is fully enclosed by fencing, offering a private and peaceful setting for outdoor activities and relaxation.









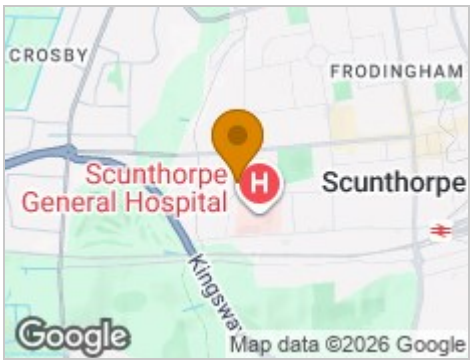
Road Map



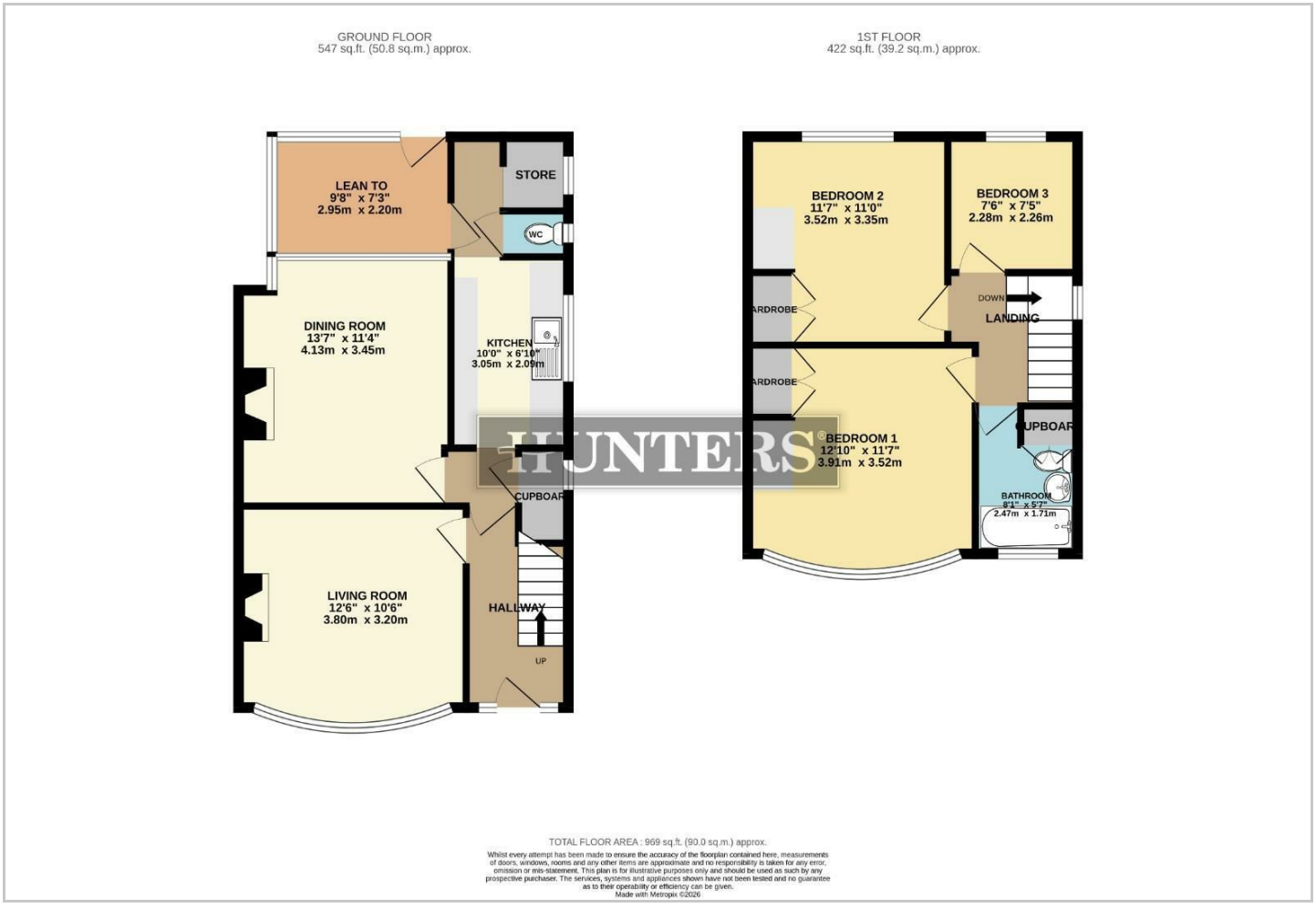
Hybrid Map



Terrain Map



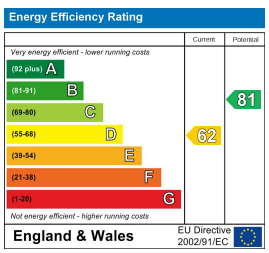
Floor Plan

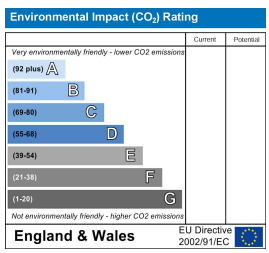


Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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