



Mere Dyke Road, Luddington, SCUNTHORPE DN17 4RD

welcome to

Mere Dyke Road, Luddington SCUNTHORPE

An attractive three-bedroom end-terraced home situated on Mere Dyke Road, Luddington, offering well-presented living space, a generous rear garden, garage and excellent village setting.



Entrance Hall

Double-glazed front entrance door, and under-stairs cupboard.

Lounge

Double-glazed bow window to front and a radiator.

Kitchen

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, electric oven, induction hob, cooker hood, plumbing for a washing machine, fridge/freezer, radiator, double-glazed window to rear, and a door into hallway to back door.

Cloakroom

WC, wash hand basin, and a double-glazed window to side aspect.

Landing

Stairs from back door entrance hallway, cupboard housing a water tank, access to the loft, and double-glazed window to side aspect.

Bedroom One

Double-glazed window to rear aspect, radiator, and fitted wardrobe.

Bedroom Two

Double-glazed window to front aspect, radiator, and fitted wardrobe.

Bedroom Three

Double-glazed window to front aspect, radiator, and fitted wardrobe.

Bathroom

Double-glazed window to rear aspect, heated towel rail, bath with mixer taps and a shower over, wash hand basin with vanity unit, WC, and part tiled flooring.

Front Garden

Laid to lawn area with a pathway leading to entrance door.

Rear Garden

The generous rear garden is primarily laid to lawn and features a patio area ideal for outdoor seating, with timber fencing and brick walls forming the boundary, along with a storage room, two timber sheds, and access to a garage, providing excellent storage and practicality.



check out more properties at williamhbrown.co.uk



welcome to

Mere Dyke Road, Luddington SCUNTHORPE

- End-terraced family home
- Three bedrooms
- Downstairs WC
- Open-plan kitchen/dining room
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£155,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SCT111833 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



williamhbrown.co.uk