



17 Brambling Way, SCUNTHORPE, DN16 3AF

New £184,995



- Landscaped Garden
- Three Bedrooms
- Open Plan Kitchen Dining
- Excellent First Time Purchase
- Must Be Viewed!
- Modern & Well Presented
- Ensuite Shower Room
- Garage & Extended Off Road Parking
- Popular & Convenient Location

Bell Watson Estate Agents are excited to market this ideal first time buyers semi detached property conveniently located within a short walking distance of local amenities and supermarkets. This property is well presented and offers a porch, lounge, inner hall, dining kitchen and ground floor WC with the first floor providing three well proportioned bedrooms with en-suite to the master and a family bathroom. There is multiple vehicle parking, a garage and beautifully landscaped rear garden. A must view property.



LOCATION

Ideally located within walking distance of supermarkets, shops and eateries, offering easy access to the motorway network and surrounded by well-regarded primary schools.

ACCOMMODATION

Arranged over two floors.

ENTRANCE PORCH

Enter the property via the composite front door into the porch having a light fitting to the ceiling, a central heating radiator and wood effect laminate flooring.

LOUNGE 4.92m (16' 2") x 3.13m (10' 3")

A front facing lounge having a pendant light and coving to the ceiling, a central heating radiator, a uPVC double glazed window and wood effect laminate flooring.

HALLWAY

A central hallway with stairs leading to the first floor has a pendant light to the ceiling, a central heating radiator and wood effect laminate flooring.

KITCHEN DINER 5.76m (18' 11") x 2.33m (7' 8")

Located to the rear of the property this open plan dining kitchen provides a range of white high gloss wall and base units having complimentary worktops and incorporates an integrated electric oven and gas hob with tiled splash back and extractor over. A 1.5 stainless steel sink with chrome mixer tap sits under a uPVC double glazed window. There is space for a free standing fridge freezer, an under counter recess with plumbing for a washing machine, a light fitting to the ceiling and wood effect laminate flooring. The dining area of this room enjoys uPVC double glazed french doors opening to the rear garden, a pendant light to the ceiling and a central heating radiator.

GROUND FLOOR CLOAK ROOM

Providing a close coupled WC and wash basin with store cupboard. There is a light fitting to the ceiling, a central heating radiator and wood effect laminate flooring.

LANDING

Climb the carpeted stairs to the first floor landing where there is a pendant light and loft access to the ceiling and a built in storage cupboard.

MASTER BEDROOM 4.25m (13' 11") x 2.93m (9' 7")

Having two uPVC double glazed windows to the front elevation, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 2.09m (6' 10") x 1.36m (4' 6")

Comprising a main shower with rainfall shower head, a wash basin with chrome mixer tap and storage under and a close coupled WC. There is a uPVC obscure double glazed window to the front elevation, a light fitting to the ceiling, a central heating radiator and clicked tile flooring.

BEDROOM TWO 3.43m (11' 3") x 2.67m (8' 9")

To the rear of the property with a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.96m (9' 9") x 2.39m (7' 10")

Having a uPVC double glazed window to the rear elevation, a pendant light to the ceiling, a central radiator and carpeted flooring.

BATHROOM 2.64m (8' 8") x 1.70m (5' 7")

Providing a white three piece suite to include a bath with tiled surround, a pedestal wash basin and close coupled WC. There is a uPVC obscure double glazed window to the side elevation, a light fitting to the ceiling, a central heated towel rail and tiled effect cushion flooring.

GARDEN

The front of the property provides off road parking via the hard standing and gravel driveway. The fully enclosed rear garden has been cleverly landscaped to accommodate the split level. There is a raised decking area with timber pergola over, a lawn with stoned surround, raised planters and a lower level flagged patio area. There is outside lighting, water tap and power points. The garage has an up and over door to the front, power and lighting.

FIXTURES AND FITTINGS

All integrated appliances, light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council





PROPERTY MISDESCRIPTION

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