



**19 Kingfisher Way, Scunthorpe, DN16 3WS**  
**£194,995**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from Hive controlled central heating and PVCu double glazing. There is a modern kitchen and utility rooms plus modern bathroom, en suite & WC. Items of note include the master suite with dressing room and fitted wardrobes plus en suite, walk in bay window to dining room plus wardrobes to bedroom 3. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, kitchen, utility room and WC. There are 3 well proportioned bedrooms, the master with en suite and dressing room plus a family bathroom accessed from the first floor landing. There is a boarded loft with ladder access.

The property has gardens to the front and rear. There is driveway parking leading to a single garage with power and light plus personnel door leading into the main property.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted carpets and mat well.

#### Lounge 13'4"(max) x 10'7"(max) (4.07m(max) x 3.25m(max))

With timber flooring and blinds. Access to store and further personnel door to garage.

#### Dining Room 10'1"(max) x 8'1"(max) (3.08m(max) x 2.47m(max))

Having a walk in bay window, recessed spot lights, timber flooring and blinds.

#### Kitchen 8'9" x 8'1" (2.68m x 2.47m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and upstands plus tiling and stainless steel splash back. With oven, hob and hood plus 1.5 sink and mixer tap. Timber flooring and blind.

#### Utility 5'4" x 4'10" (1.65m x 1.49m)

With laminate worktops, tiling and floor tiling.

#### WC 5'3" x 2'11" (1.61m x 0.90m)

Having white sanitary ware, vanity basin, tiling and floor tiling.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 10'4" x 8'8" (3.15m x 2.66m)

With carpets and blinds.

#### Dressing Room 6'8"(max) x 5'7"(max) (2.05m(max) x 1.72m(max))

With fitted wardrobes, carpets and blinds.

#### En Suite 6'8" x 4'11" (2.04m x 1.50m)

Having modern white sanitary ware with tiling, vanity, recessed spot lights and vinyl flooring.

#### Bedroom 2 13'9"(max) x 10'0"(max) (4.20m(max) x 3.05m(max))

With recessed spot lights, access to airing cupboard plus carpets and blinds.

#### Bedroom 3 11'8"(max) x 7'4"(max) (3.57m(max) x 2.25m(max))

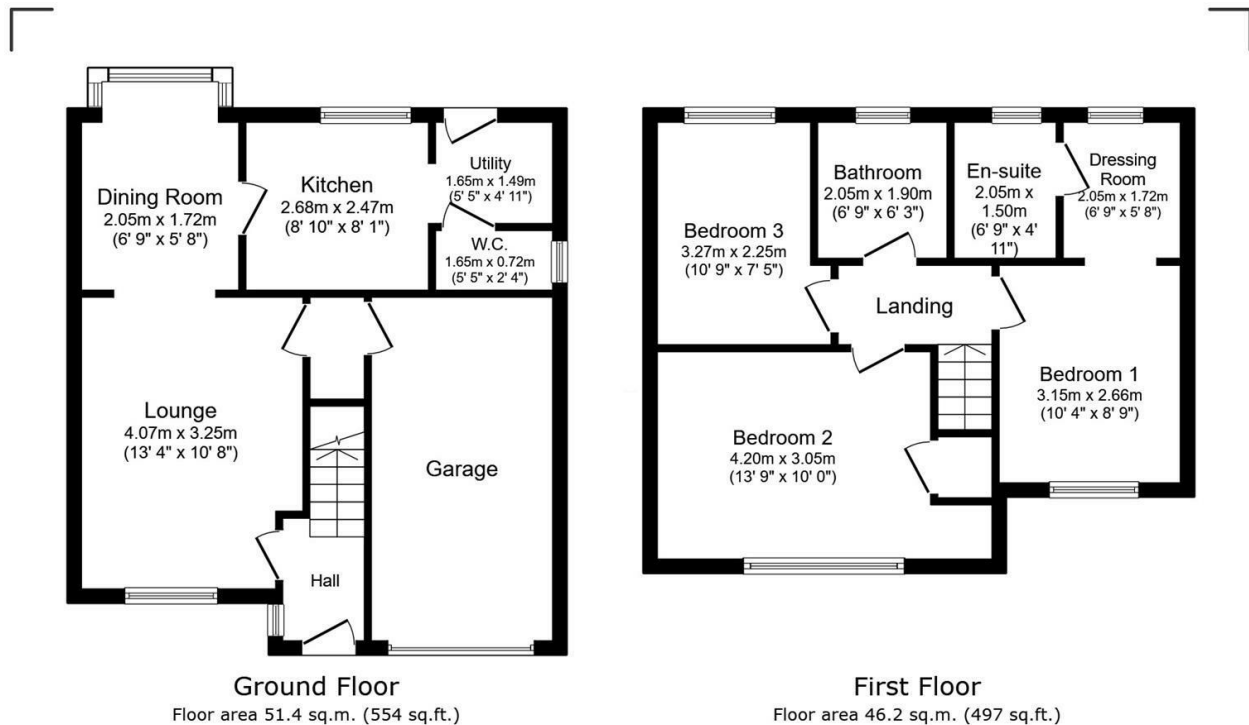
With carpets, blinds and wardrobe.

#### Bathroom 6'8" x 6'2" (2.05m x 1.90m)

Having modern white sanitary ware with vanity, tiling, recessed spot lights and vinyl flooring.

### EXTERNAL

The property has gardens to the front and rear. There is driveway parking leading to a single garage with power and light plus personnel door leading into the main property.



Total floor area: 97.6 sq.m. (1,050 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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