



- Spacious Semi Detached House
- 3 Bedrooms
- Family Bathroom
- L Shaped Conservatory
- Ground Floor Shower Room
- Off Street Parking
- Garage
- Well Maintained Rear Garden

Reginald Road, Scunthorpe, DN15 8PH,
£175,000





Starkey&Brown are delighted to offer for sale this deceptively spacious semi detached house on Reginald Road, Scunthorpe. The well presented accommodation briefly comprises of 3 bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance hallway, shower room, lounge opening into dining room, kitchen and conservatory. Outside the property has off street parking, garage with remote control roller door and a beautifully maintained rear garden with summer house. An excellent location nearby to a wide range of amenities. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A.



Entrance Hallway

Having front entrance door, radiator, coved ceiling and stairs rising to the first floor.

Lounge

11' 7" x 13' 4" into bay (3.53m x 4.06m)

Having uPVC double glazed bay window to the front aspect, two radiators, coved ceiling and log burner.

Dining Room

12' 6" x 9' 8" (3.81m x 2.94m)

Having coved ceiling and radiator.

Kitchen

9' 2" x 8' 4" (2.79m x 2.54m)

Having uPVC double glazed window into the conservatory, Velux window, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, built in fridge freezer, pull out larder cupboard, combi boiler 18 months old and space/plumbing for white goods.

Conservatory

18' 4" x 17' 5" (5.58m x 5.30m)

Having uPVC double glazed windows and door to the rear aspect and two radiators.

Shower Room

4' 7" x 5' 8" (1.40m x 1.73m)

Having uPVC double glazed window to the side aspect, shower cubicle, WC, under floor heating and ceiling spotlights.

First Floor Landing

Having uPVC double glazed window to the side aspect, coved ceiling and loft access with a wooden loft ladder.

Bedroom 1

11' 7" x 11' 5" (3.53m x 3.48m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and fitted wardrobes.

Bedroom 2

11' 8" x 9' 8" (3.55m x 2.94m)

Having uPVC double glazed window to the rear aspect and radiator.

Bedroom 3

5' 6" x 7' 3" (1.68m x 2.21m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and built in wardrobe.

Family Bathroom

7' 3" x 5' 4" (2.21m x 1.62m)

Having uPVC double glazed window to the rear aspect, bath, wash hand basin, radiator, ceiling spotlights and heated towel rail.

Garage

11' 6" x 23' 8" (3.50m x 7.21m)

Having remote control electric roller door, door to the side, light and power.

Outside Rear

A beautifully maintained rear garden with fenced surround including patio area, lawned area, Astroturf area, greenhouse, shed and summer house (10ft x 10ft).

Outside Front

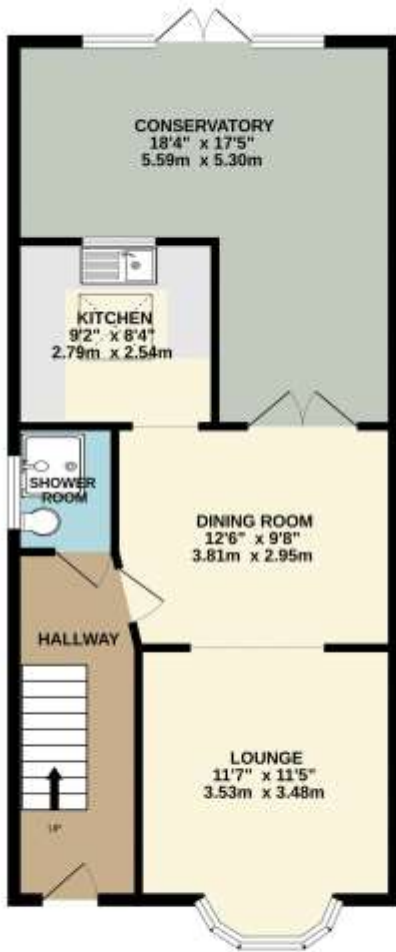
Having off street parking to the front, shared driveway down the middle and gates to the rear garden.





GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measured from measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Please refer to the contract.

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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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