





- Detached Family Home
- 4 Well Proportioned Bedrooms
- Master En-suite & Family Shower Room
- 21ft10 Conservatory
- Modern Kitchen
- Downstairs WC plus Utility Room
- Off Street Parking
- Front & Rear Gardens

Primrose Way, Scunthorpe, DN15 8XQ,
£267,000

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Starkey&Brown are delighted to offer for sale this well presented family home on Primrose Way, Scunthorpe. The accommodation briefly comprises of 4 well proportioned bedrooms, master en-suite and family shower room to the first floor, whilst downstairs boasts an entrance hall, lounge/diner, modern kitchen with built in appliances, utility room (half converted garage), WC and impressive 21ft10 conservatory (currently used as a cinema room). Outside the property offers off street parking for up to 3 vehicles, a garage for storage, and a low maintenance rear garden. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D.









Entrance Hall
Having a uPVC double-glazed door to the front aspect, a uPVC double-glazed window to the side aspect, a radiator, a coved ceiling, and stairs rising to the first floor.

Lounge Diner
11' 2" max x 22' 8" max (3.40m x 6.90m)
Having a uPVC double-glazed window to the front aspect, a uPVC double-glazed French doors to the conservatory, two radiators, and a coved ceiling.

Kitchen
13' 10" x 8' 10" (4.21m x 2.69m)
Having a window and opening into the conservatory, a radiator, a coved ceiling, ceiling spot lights, a range of wall and base units with work surfaces over, an inset sink and drainer unit, a built-in oven, a built-in microwave, a built-in dishwasher, and an undercounter built-in fridge.

Downstairs WC
Having a WC, a wash hand basin, and a radiator.

Utility Room
7' 5" x 7' 6" (2.26m x 2.28m)
Having base units with work surfaces over, space, and plumbing for white goods and a gas central heating boiler.

Conservatory
21' 10" x 10' 3" (6.65m x 3.12m)
Having uPVC double-glazed French doors to the rear garden, a uPVC double-glazed window to the side and rear aspects, two Velux windows, a radiator, and a coved ceiling.

First Floor Landing
Having loft access and a coved ceiling.

Master Bedroom
9' 8" x 12' 10" (2.94m x 3.91m)
Having a uPVC double-glazed window to the front aspect, a radiator, a coved ceiling, built-in wardrobes and cupboards, and ceiling spot lights.

En-Suite
2' 5" x 9' 7" (0.74m x 2.92m)
Having a uPVC double-glazed window to the front aspect, a shower cubicle with rainfall shower and an additional hand-held shower inset, a wash hand basin set in a vanity unit, a WC, a heated towel rail and ceiling spot lights.

Bedroom 2
7' 8" x 13' 0" (2.34m x 3.96m)
Having a uPVC double-glazed window to the front aspect, a radiator, a coved ceiling, and a built-in cupboard.

Bedroom 3
9' 8" x 9' 2" (2.94m x 2.79m)
Having a uPVC double-glazed window to the rear aspect, a radiator, a coved ceiling, and fitted wardrobes.

Bedroom 4
7' 8" x 9' 2" (2.34m x 2.79m)
Having a uPVC double-glazed window to the rear aspect, a radiator, a coved ceiling, fitted wardrobes, and fitted drawers.

Shower Room
5' 10" x 5' 4" (1.78m x 1.62m)
Having uPVC double-glazed window to the rear aspect, a shower cubicle with rainfall shower and an addtional hand held shower inset, a wash hand basin and WC set in a vanity unit, a heated towel rail and ceiling spot lights.

Garage
8' 2" x 7' 7" (2.49m x 2.31m)
Having a roller door to the front and a light.

Outside Front
Having off-street parking for up to three vehicles, a lawned front garden, a garage, and a gate to the side leading to the rear garden.

Outside Rear
Having a block paved area to the side, enclosed rear garden with Astroturf and fenced surround.









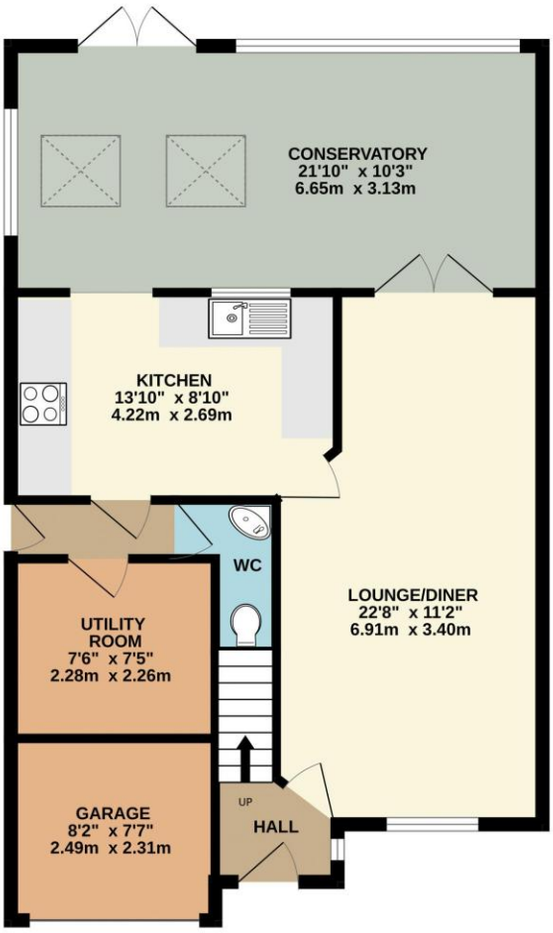


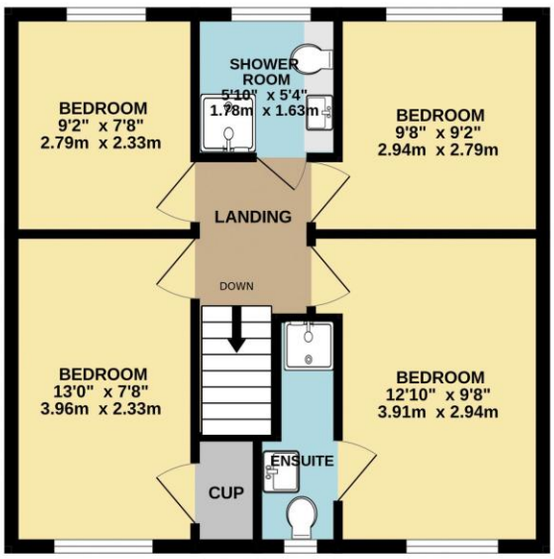




GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.

FIRST FLOOR
489 sq.ft. (45.5 sq.m.) approx.





TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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