



49 Woodside Drive, SCUNTHORPE, DN17 2EA

Price £235,000



- Close to Local Amenities
- Modern Kitchen
- Four Bedrooms
- Southwest Facing Garden
- Integral Garage
- Well Presented Throughout
- Stylish Bathroom
- Ensuite Shower Room
- Summer House & Workshop

Bell Watson Estate Agents are proud to present and market this spacious, well presented and modern four bedroom detached house very well positioned on the edge of the Town. The accommodation briefly comprises, entrance hall, front facing lounge, open plan dining kitchen, separate utility room, ground floor cloak room and integral garage. The first floor comprises of four bedrooms, three being double in size with the master having a walk in wardrobe and en suite shower room plus a family bathroom. Outside offers off road parking for two vehicles and front and rear gardens with a substantial summer house and workshop. Viewing comes highly recommended.



LOCATION

Located at the edge of the Town just a short distance from nearby supermarkets, Ashby Decoy Golf Club, doctors surgery, a local pub and having great transport links.

ACCOMMODATION

Arranged over two floors and comprises

ENTRANCE

Enter the property through the composite front door into the hall with spotlighting to the ceiling, central heating radiator, laminate flooring and carpeted stairs to the first floor.

LOUNGE 4.96m (16' 3") x 3.35m (11' 0")

To the front of the property with uPVC double glazed window, light fitting to the ceiling, central heating radiator and carpeted flooring. There are double doors leading to the kitchen and dining space.

OPEN PLAN DINING KITCHEN 5.59m (18' 4") x 3.29m (10' 10")

Flooded with light this open plan living space enjoys a well appointed kitchen having high and low level units with wood effect counter tops and tiled splash backs. Under counter recess for a fridge and integrated electric oven with ceramic hob having an extractor over. A 1/2 stainless steel sink is positioned under a uPVC double glazed window with rear garden outlook and uPVC french door open to the garden from the dining area. Spotlighting and pendant lights to the ceiling, central heating radiator and laminate flooring. There is a large under stairs pantry with shelving, spotlighting and alarm panel.

UTILITY ROOM 2.30m (7' 7") x 1.58m (5' 2")

Providing plumbing and space for a washing machine and tumble dryer and a wall mounted cupboard housing the Ideal combination boiler. Central heating radiator, light fitting to the ceiling, laminate flooring and access to the integral garage. There is a composite door to the side of the property.

CLOAK ROOM 1.59m (5' 3") x 0.87m (2' 10")

Off the utility room with corner pedestal sink, close coupled WC, spotlights to the ceiling, obscure uPVC double glazed window to the rear aspect, central heating radiator and laminate flooring.

FIRST FLOOR LANDING

A carpeted central landing provides access to all bedrooms and bathroom and has a full height and fully shelved airing cupboard. Pendant light and spotlights to the ceiling, along with loft access with the loft being lit and partially boarded.

MASTER BEDROOM 4.03m (13' 3") x 3.37m (11' 1")

To the front of the property with lit, walk in wardrobe fitted with rails, shelving and power socket. A uPVC double glazed window with front outlook, spotlights to the ceiling and fitted bedside downlights. Central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 2.05m (6' 9") x 1.82m (6' 0")

A white three piece suite provides a fully tiled corner cubicle with mains shower, a pedestal wash basin and close coupled WC. There is an obscure uPVC double glazed window to the side elevation, spotlights to the ceiling, central heating radiator and carpeted flooring.

DOUBLE BEDROOM TWO 3.73m (12' 3") x 2.83m (9' 3")

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

DOUBLE BEDROOM THREE 2.85m (9' 4") x 2.93m (9' 7")

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

BEDROOM FOUR 2.92m (9' 7") x 2.18m (7' 2")

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

BATHROOM 2.08m (6' 10") x 1.93m (6' 4")

A white three piece suite comprises, a bath with fully tiled surround and electric shower over, a pedestal wash basin and close coupled WC. Obscure uPVC double glazed window to the rear elevation, spotlights to the ceiling, central heating radiator and cushion flooring.

SUMMER HOUSE 3.78m (12' 5") x 2.82m (9' 3")

An excellent addition to the property providing multiple options of use. A timber construction with double entrance doors, double glazed windows, lighting, electricity and wood effect laminated flooring.

WORKSHOP 2.95m (9' 8") x 2.75m (9' 0")

Fitted with lighting and electricity. The Summer House and Workshop are on their own fuse board.

OUTSIDE

You will find gardens to the front and rear of the property with the front laid to lawn and having a driveway for two vehicle parking, charging point for electric vehicles and integral garage with up and over door, lighting and electricity.

The rear garden is fully enclosed via fencing with access via the pathway and timber gate to the side of the garage. There is flag paving and patio's, a lawned area and raised flowerbeds. There is outside lighting to both front and rear and outside water tap.

FIXTURES AND FITTINGS

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

SERVICES (not tested)

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

COUNCIL TAX

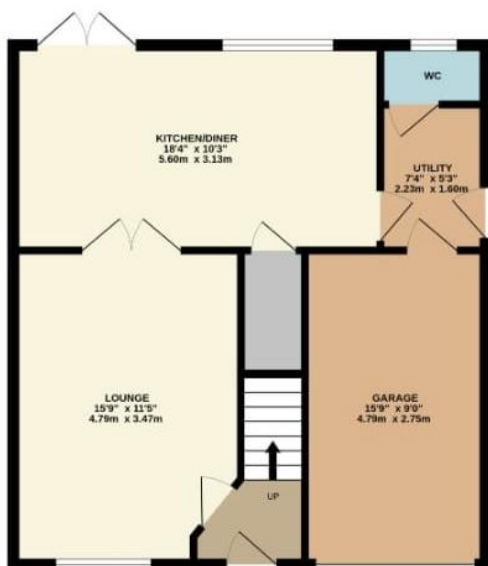
The Council Tax for this property is Band D as confirmed by North Lincolnshire Council.



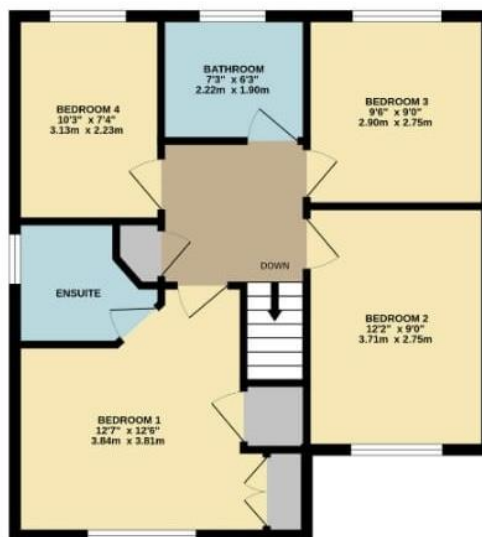




GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



PROPERTY MISDESCRIPTION

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