



Stone Ridge Front Street, Alkborough

£275,000 Freehold

TRADITIONAL DETACHED BUNGALOW • PEACEFUL SEMI-RURAL VILLAGE LOCATION • WELL PRESENTED & PROPORTIONED ACCOMMODATION • 3 BEDROOMS • STYLISH FITTED KITCHEN DINER • DUAL ASPECT MAIN LOUNGE • FITTED BATHROOM & WC • SURROUNDING LAWNED GARDENS & USEFUL OUTBUILDING • FRONT DRIVEWAY & SINGLE GARAGE • VIEW VIA OUR SCUNTHORPE OFFICE



Well-presented 3-bed detached bungalow in Alkborough village. Spacious living, modern kitchen diner, gardens, garage, parking. Peaceful rural setting, ideal for downsizers or families.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

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Central Entrance Hallway

Includes a front uPVC double glazed entrance door with inset patterned glazing with adjoining side light with decorative glazing, tongue and groove laminate flooring, wall to ceiling coving, loft access, two fitted storage cupboards and doors to;

Main Living Room

12' 0" x 16' 0" (3.65m x 4.88m)

With a dual aspect including front and side uPVC double glazed windows, a wall mounted feature log effect electric fire, TV input, a manual electronic thermostatic control for the central heating, two single walls and TV input.





Modern Fitted Dining Kitchen

12' 0" x 11' 10" (3.65m x 3.60m)

With a range of white gloss fronted low level units, drawer units and wall units with quartz working top surfaces with matching uprising and matching window ledge with an inset one and a half ceramic sink bowl unit with block mixer tap and quartz drainer to the side, a range of integral Siemens appliances with a four ring induction hob with a four ring chrome canopied extractor fan with down lighting, splash backs a Siemens electric oven with matching grill above, integral fridge freezer, plumbing for a dishwasher and washing machine, inset plinth lighting, lighting to the high level units with modern inset ceiling spotlights and wall to ceiling coving.



Master Bedroom 1

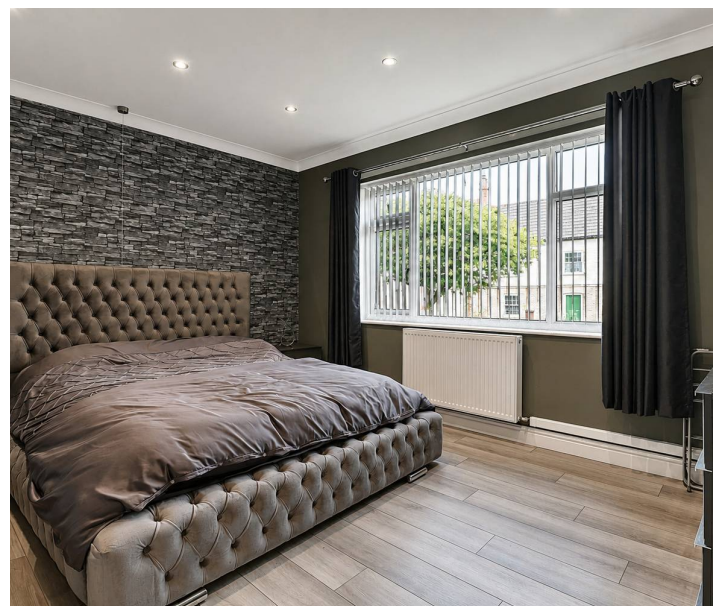
13' 10" x 11' 11" (4.22m x 3.63m)

With a front uPVC double glazed window, laminate flooring, wall to ceiling coving and modern ceiling spotlights.

Rear Double Bedroom 2

12' 6" x 9' 10" (3.80m x 3.00m)

With a rear uPVC double glazed window and oak style laminate flooring.





Rear Bedroom 3

8' 2" x 8' 4" (2.50m x 2.55m)

With a rear uPVC double glazed window and oak style laminate flooring.

Family Bathroom

5' 4" x 6' 2" (1.63m x 1.88m)

With a rear uPVC double glazed window with frosted glazing and a two piece suite comprising a p-shaped bath with overhead chrome mains shower with glazed screen and a vanity wash hand basin with twin storage units beneath, tiled walls, tiled flooring and ceiling spotlights.

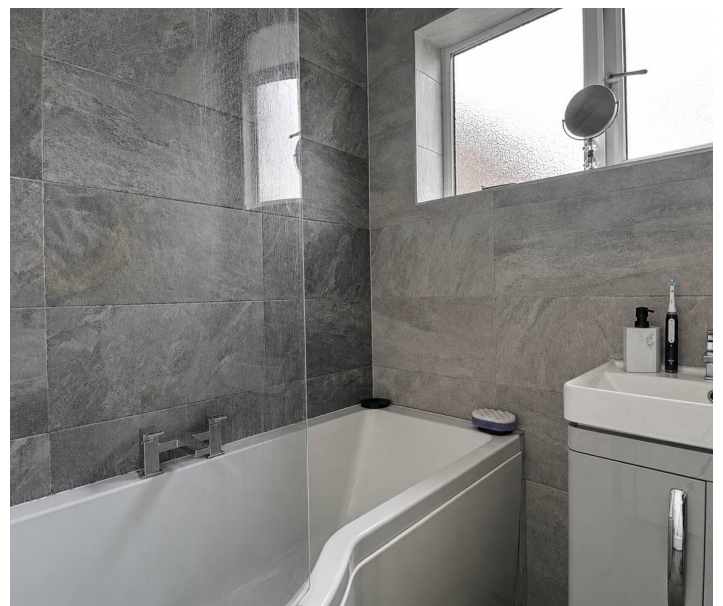
Cloakroom

2' 8" x 5' 11" (0.81m x 1.80m)

With a rear uPVC double glazed window with frosted glazing and a low flush WC and tiled flooring.

Grounds

The bungalow is positioned on a pleasant elevated plot with the front providing a landscaped principally lawned gravelled planted borders with access leading down either side of the bungalow with a hard standing driveway that leads to the attached single brick built garage, boundary fencing and twin hardwood entrance gates. A wraparound lawned garden leads to the rear with planted borders and surrounding secure fencing.





Garage

8' 2" x 17' 5" (2.50m x 5.32m)

With an up and over door, full power light and a rear external door to the rear of the garden.

Outbuilding

9' 8" x 6' 8" (2.95m x 2.03m)

The rear of the property provides a brick built outbuilding which has full power.

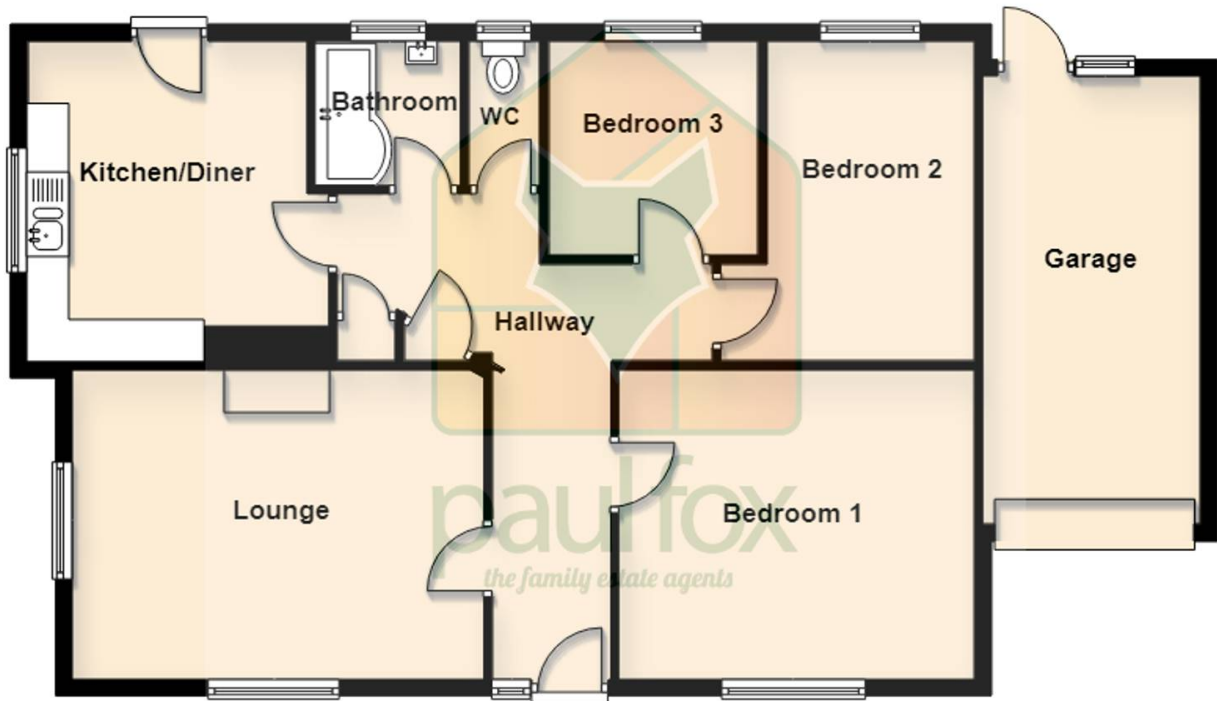
Central Heating

Full air sourced system which was installed in 2020 with the boiler located in the loft.



Ground Floor

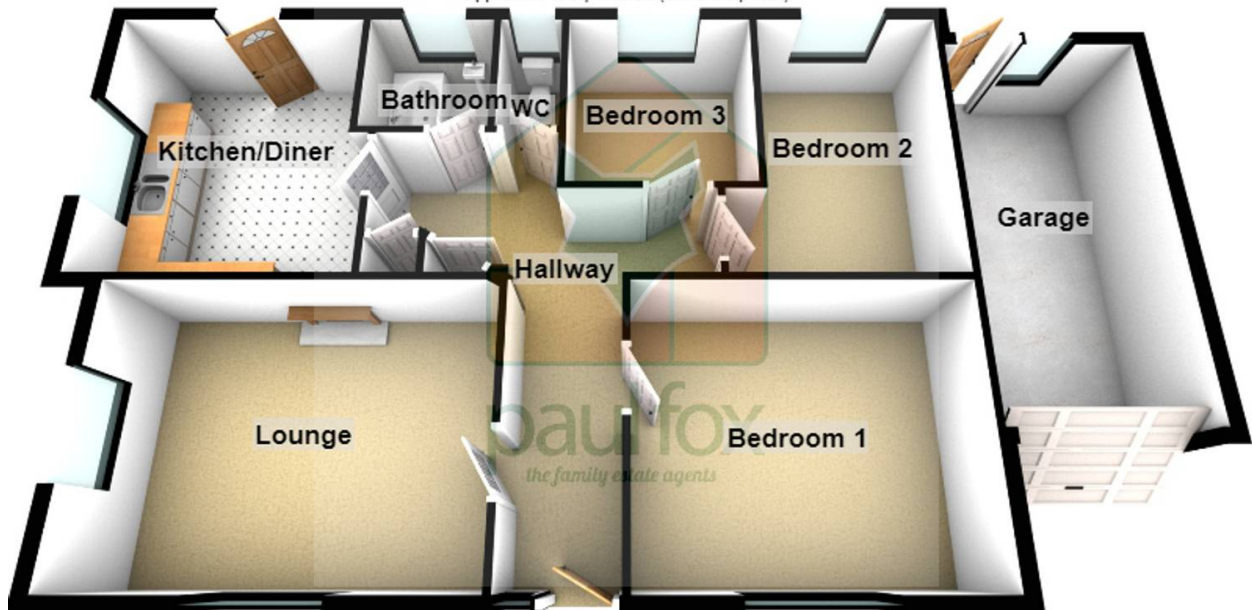
Approx. 97.1 sq. metres (1045.3 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 sq. feet)

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paul fox
the family estate agents