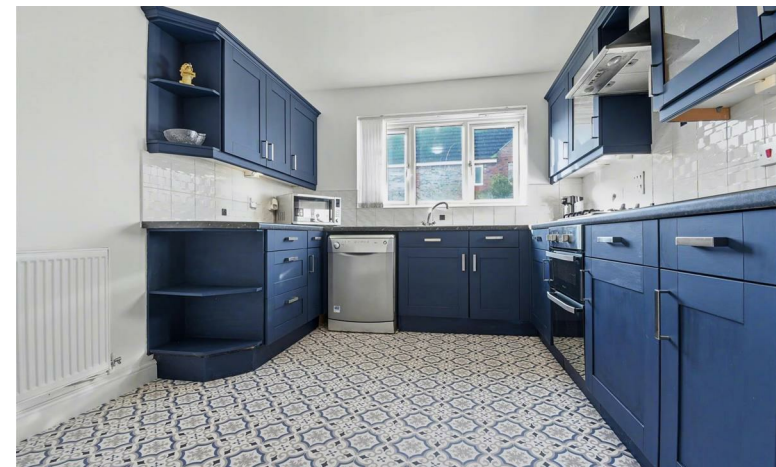




5 RIVER BANK CLOSE SCUNTHORPE, DN17 3BE

£237,950
LEASEHOLD

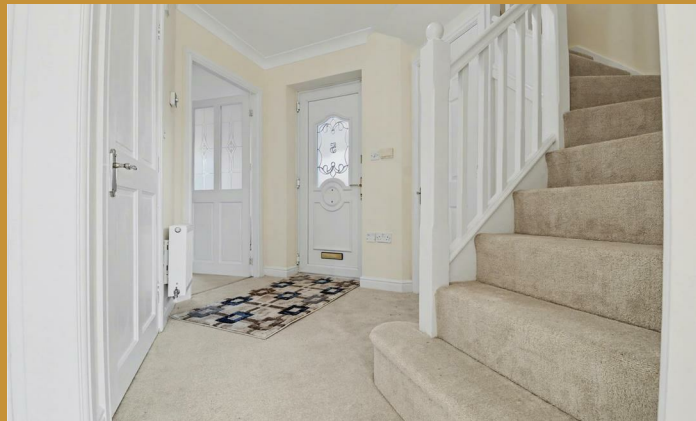
Spacious Four Bedroom Detached Family Home | No Onward Chain | Modern Throughout | Garage & Driveway | Enclosed Rear Garden | Popular Village Location



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5 RIVER BANK CLOSE



DESCRIPTION

River Bank Close, Keadby – Offered with No Onward Chain | Four Bedrooms | Garage | Modern Throughout | Enclosed Rear Garden

Situated within the village of Keadby and conveniently positioned for local amenities, schooling and transport links, this spacious four-bedroom detached family home is offered to the market with no onward chain, making it an excellent turnkey opportunity for buyers looking to move swiftly. Modern throughout and well-maintained, the property is ideally suited to growing families seeking both space and practicality.

Step Inside

You are welcomed via an inviting entrance hallway with stairs rising to the first floor, a useful understairs storage cupboard and ground floor WC. Doors lead through to the main living areas. The bright and spacious lounge enjoys a bay window to the front elevation and a feature fireplace, creating a comfortable and relaxing setting. To the rear, the separate dining room provides ample space for a family dining table and benefits from French doors opening onto the garden, ideal for indoor-outdoor living.

The modern fitted kitchen offers a range of wall and base units with integrated oven, hob and extractor, along with space for additional appliances. A door leads through to a separate utility room with matching units, further appliance space and a convenient side access door.

First Floor Accommodation

Upstairs, the principal bedroom is generously proportioned and features fitted wardrobes and bedroom furniture along with a private en-suite shower room. There are two further double bedrooms and a good-sized single bedroom, all served by the family

bathroom fitted with a bath and shower over, pedestal wash hand basin and WC.

Externally

To the rear, the property enjoys an enclosed garden predominantly laid to lawn with a paved patio seating area and a rear access door into the garage. The front offers ample off-road parking, a lawned garden and access to the single garage. Newly fitted carpets feature throughout the majority of rooms and the décor is modern and neutral, allowing buyers to move straight in with minimal effort.

Additional Information

Leasehold – Approx. 976 years remaining

Ground Rent – £80 per annum

Service Charge – £276 per annum

Option to purchase the Freehold may be available

A well-presented, modern family home offering generous living space, practical layout and the added benefit of no onward chain, making this a superb ready-to-move-into property.

Entrance Hallway

Welcoming entrance hallway with stairs to the first floor, useful understairs storage cupboard, access to ground floor WC and doors leading to the main living accommodation.

WC

Fitted with low level WC and wash hand basin.

Lounge

Bright and spacious reception room featuring a bay window to the front elevation and feature fireplace, providing a comfortable family living space.

Dining Room

Well proportioned dining area with French doors opening onto the rear garden, offering plenty of space for a dining table and chairs and ideal for entertaining.

Kitchen

Modern fitted kitchen comprising a range of wall and base units with integrated oven, hob and extractor, complimentary work surfaces and space for additional appliances.

Utility Room

Matching wall and base units, space for white goods and a convenient side access door leading outside.

First Floor Landing

Providing access to all bedrooms and family bathroom.

Master Bedroom

Generous double bedroom with fitted wardrobes and bedroom furniture, plus access to a private en-suite shower room.

En-Suite

Fitted with shower enclosure, wash hand basin and WC.

Bedroom Two

Good size double bedroom overlooking with dual aspect.

Bedroom Three

Further double bedroom with pleasant outlook.

Bedroom Four

Good size single bedroom, ideal as a child's room, nursery or home office.

Family Bathroom

Fitted with a bath and shower over, pedestal wash hand basin and WC.

Outside

To the rear is an enclosed garden mainly laid to lawn with a paved patio seating area and rear access door into the garage. To the front there is a lawned garden,

driveway providing ample off-road parking and access to the single garage.

5 RIVER BANK CLOSE





5 RIVER BANK CLOSE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

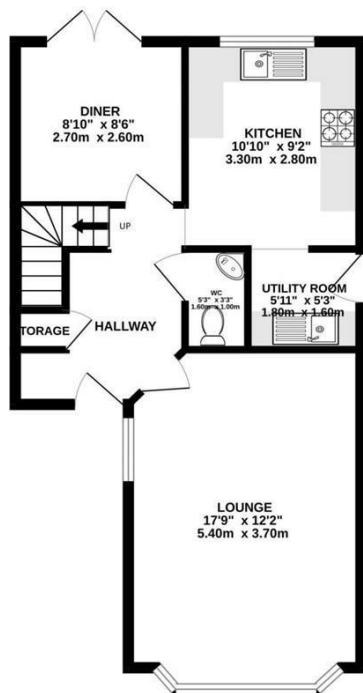
Viewings – By Appointment Only

Floor Area – sq ft

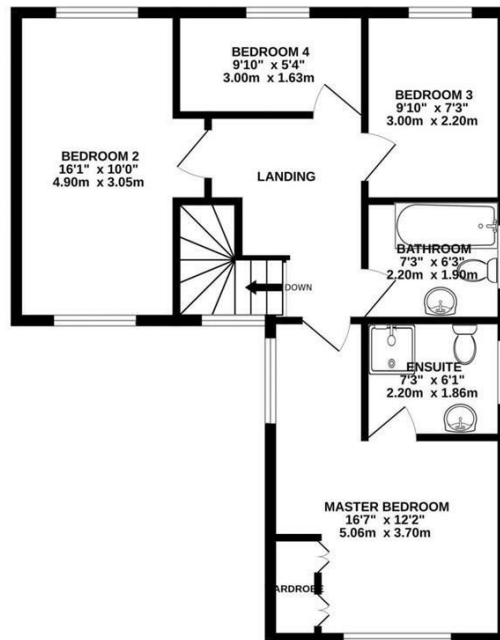
Tenure – Leasehold



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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