



**Collum Gardens, Scunthorpe DN16 2SY**

**welcome to**

**Collum Gardens, Scunthorpe**

A spacious four-bedroom semi-detached home on a generous corner plot in Collum Gardens, Scunthorpe. Features include two reception rooms, kitchen/breakfast room, utility and downstairs WC, plus a brick-built garage, large driveway and well-kept gardens to the front, side and rear.



**Entrance Lobby**

French double-glazed entrance door, double-glazed window, ceramic tiled flooring, and archway leads to the entrance hallway.

**Entrance Hallway**

Understairs cupboard housing central heating boiler, radiator, and laminate flooring.

**Cloakroom**

WC, and ceramic tiled flooring.

**Lounge**

Double-glazed window to front aspect, wood burner, radiator, laminate flooring, and archway leads to dining room.

**Dining Room**

Double-glazed patio doors leads into the rear garden, gas coal effect fireplace set in surround, wood/glazed panel door, and laminate flooring.

**Kitchen/Breakfast Room**

Fitted kitchen with the range of wall and base cupboards, stainless-steel sink and drainer, work surfaces, double electric oven, induction hob, stainless-steel cooker hood, radiator, plumbing for a washing machine, inset spotlights, laminate flooring, double-glazed window, and wood/glazed panel door.

**Utility Room**

Double-glazed window, double-glazed door, and ceramic tiled flooring.

**Landing**

Stairs from entrance hallway, and double-glazed window to side aspect.

**Bedroom One**

Double-glazed window to front aspect, fitted wardrobe, and a radiator.

**Bedroom Two**

Double-glazed window to rear aspect, fitted wardrobe, and a radiator.

**Bedroom Three**

Double-glazed window, and a radiator.

**Bedroom Four**

Double-glazed window to rear aspect, shutter doors, and a radiator.

**Bathroom**

Double-glazed window, bath with the shower over, WC, wash hand basin with vanity unit, access to the loft, cushion flooring, inset spotlights, part tiled walls, heated towel rail, and colonial door.

**Front Garden**

Large driveway leads to brick-built garage, lawned areas, flower & shrub beds.

**Rear Garden**

Patio seating area, shrub beds and timber fencing forming boundary.

**Side Garden**

Lawned with shrub beds.

**Outbuildings**

Detached brick-built garage with electric garage doors, power & lights, side timber door, and a single-glazed window.



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## Collum Gardens, Scunthorpe

- Semi-detached family home
- Four bedrooms
- Large driveway
- Brick-built garage with power, lighting, timber door and window
- Rear garden with patio seating area and timber fencing

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT111747 - 0003

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