



**Brumby Wood Lane, Scunthorpe DN17 1AA**

**welcome to**

**Brumby Wood Lane, Scunthorpe**

A very attractive and well-presented family home located on the sought-after Brumby Wood Lane area of Scunthorpe, offering spacious accommodation, four bedrooms, excellent parking, a detached garage, and a beautifully maintained garden.



### **Entrance Porch**

Double-glazed door, and laminate flooring.

### **Entrance Hall**

Internal single-glazed door, under-stairs cupboard, two radiators, laminate flooring, wall lights, and coving to the ceiling.

### **Cloakroom**

WC, wash hand basin, double-glazed window to side aspect, radiator, tiling to the walls, and ceramic tiled flooring.

### **Lounge**

Double-glazed windows, coal effect gas fireplace set in decorative surround and tiled behind, wall lights, coving to the ceiling, and two radiators.

### **Dining Room**

Double-glazed two windows, radiator, and coving to the ceiling.

### **Kitchen**

A well-appointed fitted kitchen offering a range of wall and base units with complementary granite work surfaces and incorporating a sink with drainer. Integrated appliances include a double stainless-steel electric oven, induction hob with stainless-steel extractor hood, integrated dishwasher, and integrated fridge, with a dedicated cupboard space for a microwave. Further features include two double-glazed windows, the central heating boiler, a sleek glass splashback, kickboard heating, inset spotlights, and ceramic tiled flooring.

### **Utility Room**

Wall and base cupboards, stainless-steel sink and drainer, plumbing for a washing machine, space for a drying machine and freezer, work surfaces, tiling to the walls, radiator, double-glazed window, and ceramic tiled flooring.

### **Rear Entrance**

Double-glazed door, ceramic tiled flooring, and coving to the ceiling.

### **Landing**

Stairs from entrance hallway, double-glazed window to side aspect, airing cupboard, access to the loft, coving to the ceiling, and wall lights.

### **Bedroom One**

Double-glazed window to front aspect, fitted wardrobes with drawers, radiator, and coving to the ceiling.

### **Bedroom Two**

Double-glazed window to front aspect, radiator, and coving to the ceiling.

### **Bedroom Three**

Double-glazed window to rear aspect, radiator, and coving to the ceiling.

### **Bedroom Four**

Double-glazed window to side aspect, radiator, and coving to the ceiling.

### **Bathroom**

Double-glazed window to side aspect, bath with mixer taps, double shower cubicle, wash hand basin with vanity unit, WC, fully tiled walls, radiator, ceramic tiled flooring, and inset spotlights.

### **Front Garden**

The front garden features two driveways, one providing access to the garage, along with well-maintained shrub and flower beds.

### **Rear Garden**

The property enjoys an established rear garden laid predominantly to lawn, complemented by a patio area with pergola, an 8ft x 6ft shed, a cold water tap, attractive shrub and flower beds, and enclosed by timber fencing.

### **Outbuilding**

Good sized detached garage with two double-glazed windows, and electric up & over door.



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## Brumby Wood Lane, Scunthorpe

- Deceptively spacious detached four-bedroom home
- Two reception rooms
- Utility room and downstairs WC
- Two driveways, one leading to the detached garage
- Established rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£285,000**



Please note the marker reflects the postcode not the actual property

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