



45 Chancel Road, Scunthorpe

£250,000 Freehold

TRADITIONAL DETACHED BUNGALOW · NO UPWARD CHAIN · SOUGHT AFTER RESIDENTIAL AREA · 3 BEDROOMS · 2 RECEPTION ROOMS · FITTED KITCHEN & BATHROOM · LARGE REAR GARDEN · FRONT DRIVEWAY & GARAGE · VIEW VIA OUR SCUNTHORPE OFFICE



Detached 3-bed bungalow in Bottesford on a generous plot. No onward chain. Large garden, garage, off-road parking, gas central heating, double glazing. Close to schools and amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- TRADITIONAL DETACHED BUNGALOW
- NO UPWARD CHAIN
- SOUGHT AFTER RESIDENTIAL AREA
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- FITTED KITCHEN & BATHROOM
- LARGE REAR GARDEN
- FRONT DRIVEWAY & GARAGE
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Front Entrance Porch

Front uPVC double glazed entrance door with decorative glazing with adjoining side lights and top lights, side uPVC double glazed window, tiled flooring and two twin internal hardwood decorative glazed doors allows access to;

Inner Hallway

Provides parquet style flooring, two single wall lights, wall to ceiling coving, a wall mounted thermostatic control for the central heating, a built-in cloaks cupboard and internal doors allow access off to;

Main Living Room

13' 7" x 13' 7" (4.15m x 4.13m)

With a front bay style uPVC double glazed window, wall to ceiling coving and a gas coal effect fireplace with marbled style hearth, matching backing and decorative wooden surround and mantel and two twin internal hardwood glazed doors allows access off to;

Dining Room

10' 2" x 10' 2" (3.10m x 3.10m)

With rear French doors allowing access to the garden, oak style vinyl flooring and leads through to;





Kitchen

9' 2" x 10' 8" (2.80m x 3.24m)

With a rear uPVC double glazed window. The kitchen includes a range of pine fronted low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a single stainless sink unit with drainer to the side and block mixer tap, space for an under counter fridge, space for a free standing cooker, tiled flooring, wall to ceiling coving and a door leads through to the attached single garage.



Master Bedroom 1

12' 4" x 11' 11" (3.76m x 3.63m)

Enjoys a dual aspect with front and side uPVC double glazed windows and wall to ceiling coving.

Rear Double Bedroom 2

10' 2" x 12' 2" (3.10m x 3.70m)

With a rear uPVC double glazed and vinyl oak style flooring.

Rear Bedroom 3

10' 2" x 9' 10" (3.10m x 3.00m)

With a rear uPVC double glazed window, a built-in storage cupboard, vinyl oak style flooring, loft access and a door leads through to;





En-Suite Toilet

Has a rear uPVC double glazed window with frosted glazing and a two piece suite comprising a a low flush WC and corner wash hand basin.

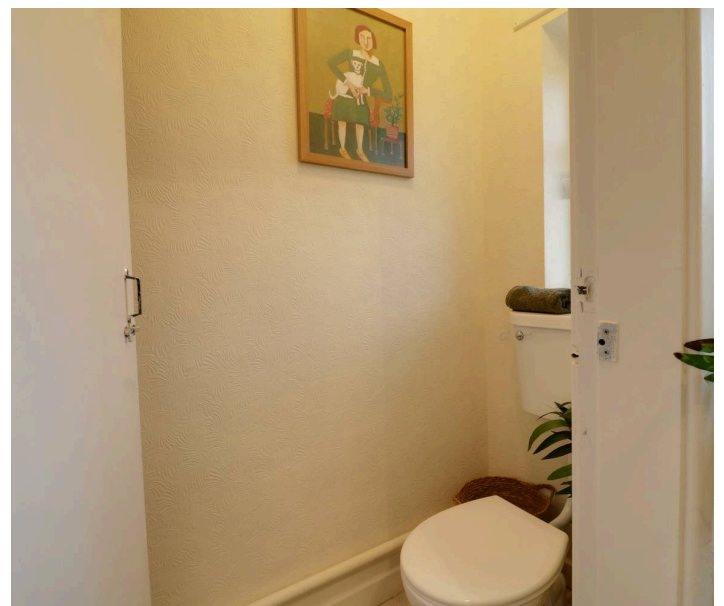
Main Bathroom

5' 11" x 8' 4" (1.80m x 2.55m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a panelled bath, Tritan electric shower, a low flush WC and a pedestal wash hand basin with tiled walls, a wall mounted towel heater in white, cushioned flooring, ceiling spotlights and wall to ceiling coving.

Grounds

The property provides a generous mature landscaped garden which provides principally laid to lawns with fully stocked borders with a flagged hard standing seating area, secure enclosed boundary fencing and two timber storage sheds and access leads to the front hard standing driveway which allows ample off street parking with a laid to lawn front garden with planted borders.





Attached Single Garage

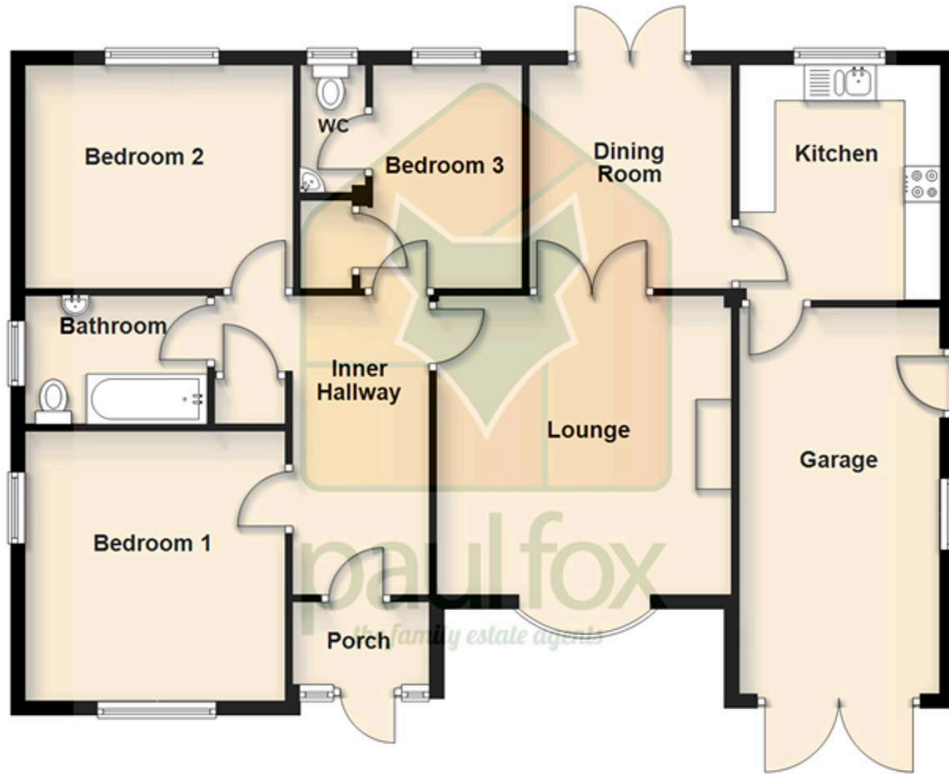
17' 10" x 9' 5" (5.44m x 2.87m)

With two twin front opening doors, a side uPVC double glazed window and a door allows access to the side of the bungalow, patterned working top surface with plumbing for a washing machine and a wall mounted Ideal gas boiler and full power and lighting.



Ground Floor

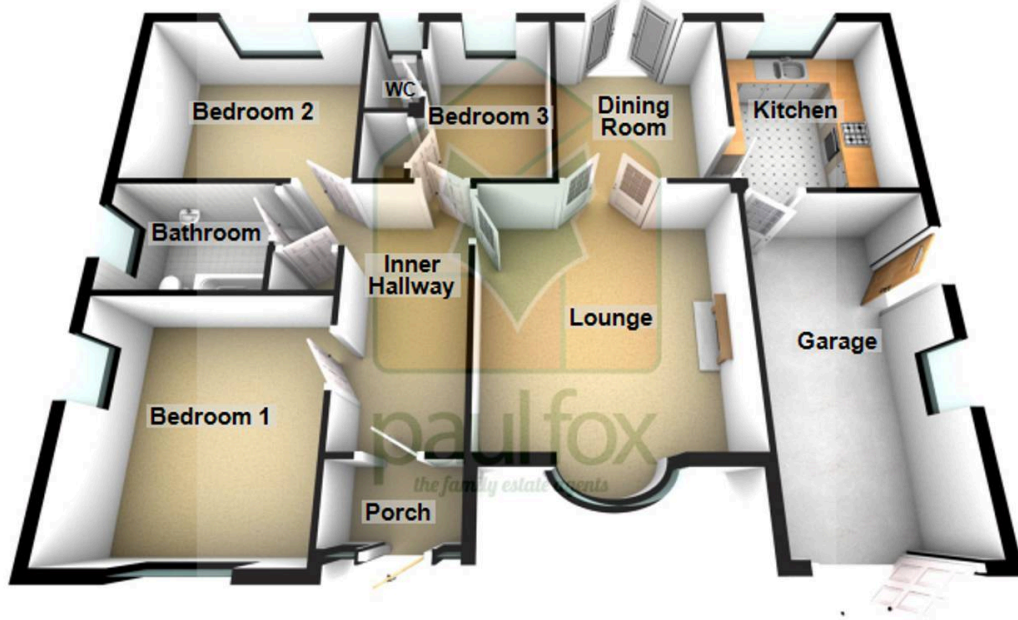
Approx. 106.4 sq. metres (1144.8 sq. feet)



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