



5 Linnet Garth, Scunthorpe, DN16 3WL

Guide Price £187,500



- Superb Detached House
- Master with En-Suite
- Generous Lounge
- South-West Facing Rear Garden
- Popular Lakeside Location
- Three Spacious Bedrooms
- Modern Kitchen/Diner
- Three-Piece Family Bathroom and Ground Floor W.C.
- Ample Off-Road Parking and Integral Garage
- Council Tax Band C

Bell Watson is pleased to present this detached family home, ideally situated in the sought-after residential area of Lakeside in Scunthorpe. The property benefits from well-proportioned accommodation throughout, and briefly comprises an entrance hall, a good-size front aspect reception room, a modern fitted kitchen/diner and a handy downstairs cloakroom. The first-floor features three bedrooms, en-suite to master bedroom, and a stylish family bathroom. Externally, the property enjoys an enclosed rear, garden along with extended off-road parking and an integral garage. This home represents an excellent opportunity for first-time buyers or growing families looking for great school catchment areas!!



LOCATION

Positioned in the popular area of Lakeside, the property sits within walking distance of excellent local primary and secondary schools, is close to shops, local amenities, supermarket, retail park and regular bus routes and the scenic Ashby Ville Nature Reserve. Ashby town centre is within easy reach, which has a thriving established retail community including clothes shops, food shops, cafe's, restaurants, banks and public houses. All of these amenities plus the excellent road links and easy access to the M180 motorway network make it an ideal town location.

ACCOMMODATION

The spacious accommodation is arranged over two floors.

ENTRANCE HALLWAY

Enter the property via the uPVC front door into an entrance porch that benefits from a central heating radiator and a pendant light and tiled flooring.

LOUNGE 4.80m (15'9") x 3.15m (10'4")

Enjoying a uPVC double-glazed window to the front elevation, this good-size lounge is the heart of the home and offers a glazed door leading to the central hallway, a pendant light fitting and laminate flooring and features a central heating radiator.

KITCHEN/DINER 5.71m (18'9") x 2.36m (7'9")

The kitchen/diner overlooks the rear garden and is fitted with a range of wall and base units with complementary worktops, incorporating an inset sink positioned beneath a uPVC double-glazed window. There is a built-in oven with a gas hob and a stainless-steel extractor hood above, plumbing for a washing machine/dishwasher, additional space for a tumble dryer and a free-standing fridge/freezer. Additional features include pendant light fittings to the ceiling, a central heating radiator, laminate flooring, and recently installed uPVC French doors providing access to the rear garden.

INNER HALLWAY

Leading off the lounge is a central hallway that allows access to the stairs ascending to the first-floor landing and the downstairs cloakroom.

W.C.

The conveniently situated cloakroom features a low-level flush toilet, a hand wash basin, laminate flooring and a radiator.

BEDROOM ONE 4.29m (14'1") x 3.05m (10'0")

Located to the front of the property, having two uPVC double glazed windows, decorative wooden panelling, a pendant light fitting to the ceiling, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM

Comprises a walk-in shower cubicle with glazed doors, a pedestal hand wash basin, a low-level flush toilet, a uPVC window, and a radiator.

BEDROOM TWO 3.45m (11'4") x 2.69m (8'10")

Currently utilised as a craft room, this double bedroom overlooks the rear elevation of the property and features a uPVC double-glazed window and benefits from a ceiling pendant light fitting, a central heating radiator and carpeted flooring.

BEDROOM THREE 3.02m (9'11") x 2.36m (7'9")

Featuring a uPVC double-glazed window to the rear elevation, the room is complemented by a ceiling light fitting, a central heating radiator and carpeted flooring.

BATHROOM 2.69m (8'10") x 1.70m (5'7")

The partially tiled bathroom is fitted with a white three-piece suite comprising a low-level WC, a pedestal wash hand basin and a bath. A uPVC double-glazed window provides natural light, and this spacious room benefits from a radiator, and is finished with vinyl flooring.

OUTSIDE

The front garden offers an extended driveway, providing off-road parking for two vehicles and leads to the integral garage that measures 16'7" x 8'5". A pathway runs along the side of the property, leading to a fully enclosed rear garden.

The rear garden is designed for both relaxation and entertaining family and friends and features a raised decking area ideal for outdoor seating. The garden is mainly laid to lawn, complemented by well-maintained planted borders. Additional benefits include a timber shed for storage and timber fencing surrounding the garden, ensuring a good level of privacy.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (not tested)

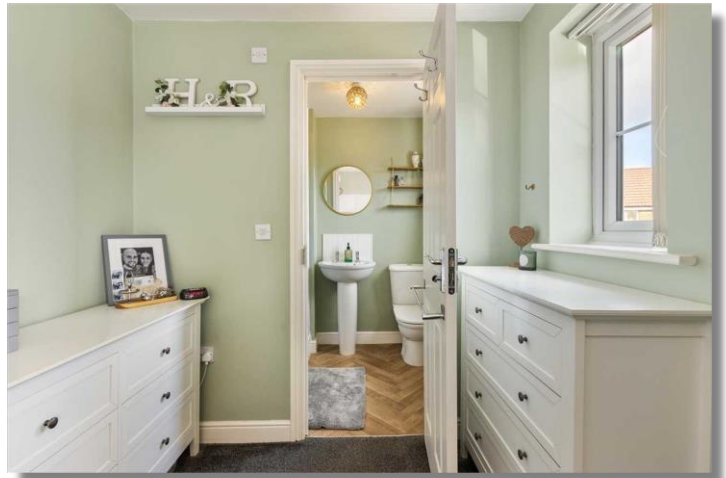
Mains electricity and gas, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band C as confirmed by North Lincolnshire Council.

TENURE

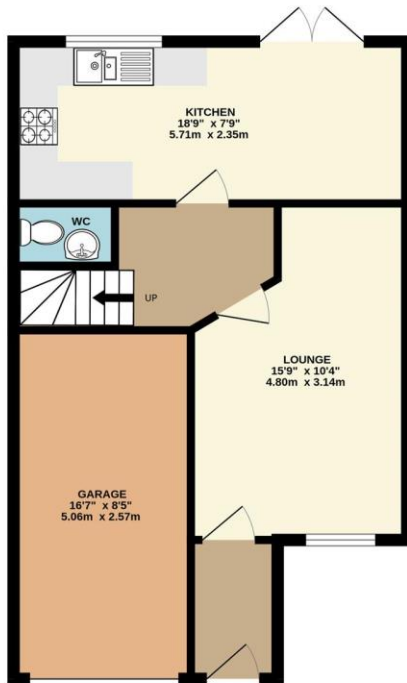
The property is offered as leasehold. The current vendors are the registered owners of the leasehold interest, which will be transferred to the purchaser upon completion. Further details regarding the lease term, and any associated charges are available upon request.



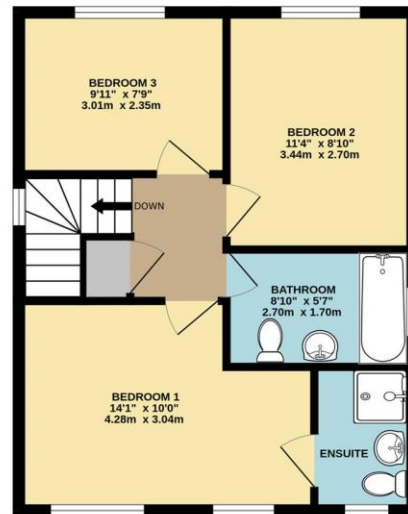




GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



PROPERTY MISDESCRIPTION

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