



16 CHURCHFIELD ROAD SCUNTHORPE, DN16 3DH

£135,000
FREEHOLD

Situated on Churchfield Road, within easy walking distance of Ashby's excellent selection of shops, amenities and everyday conveniences, this delightful two-bedroom semi-detached home is a real little gem.



WWW.BILTONS.CO.UK
01724 642002

16 CHURCHFIELD ROAD



DESCRIPTION

A BEAUTIFUL FIRST-TIME BUY – JUST MOVE STRAIGHT IN AND ENJOY!

Lovingly maintained and tastefully styled throughout, the property offers a wonderful combination of character, comfort and modern living, making it an ideal choice for first-time buyers, young couples or those looking to downsize.

Stepping inside, the welcoming entrance hallway leads through to a beautifully presented, forward-facing living room, where a stunning open fire creates a charming focal point and a wonderfully cosy atmosphere.

To the rear, the generously proportioned kitchen dining room provides ample space for everyday cooking and entertaining, with direct access onto the rear garden, perfect for enjoying the warmer months.

To the first floor are two excellent-sized double bedrooms, both beautifully presented and served by a newly installed, contemporary family bathroom. Finished to a lovely specification, the bathroom features a P-shaped bath with an overhead shower, elegant gold fittings and a stylish vanity-housed wash hand basin.

Externally, the property continues to impress with a double driveway to the front, providing off-street parking for two vehicles and EV charging point. To the rear is a lovely, low-maintenance garden, offering an attractive and manageable outdoor space to relax and unwind.

Affordable, beautifully presented and ready to move straight into, this really is a fantastic opportunity to purchase a gorgeous home in a convenient and

well-established residential location.

With very little left to do other than unpack and settle in, Church Field Road is the perfect place to begin your homeownership journey.

ENTRANCE HALLWAY

LIVING ROOM

KITCHEN / DINER

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

FAMILY BATHROOM

EXTERNALLY

The front of the property provides off street parking for 2 vehicles with an EV charging point. The rear garden is fully enclosed, with different seating areas and is laid to astro turf with a timber shed.

16 CHURCHFIELD ROAD







16 CHURCHFIELD ROAD

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

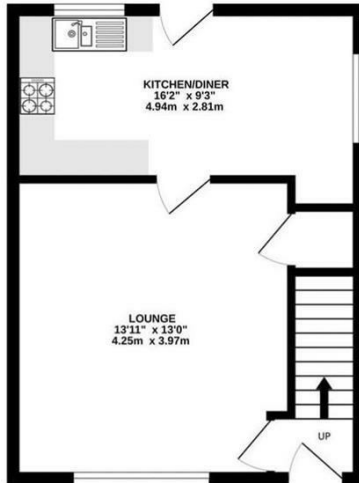
Viewings – By Appointment Only

Floor Area – 732.00 sq ft

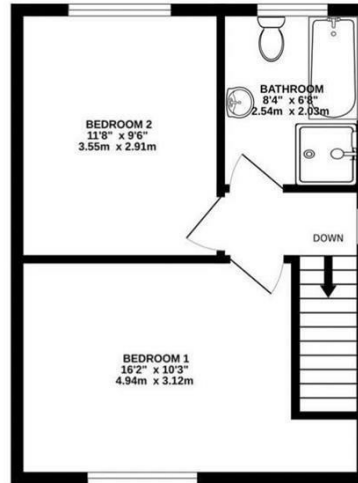
Tenure – Freehold



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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.
Made with MetroPix ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>



BILTONS
THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002