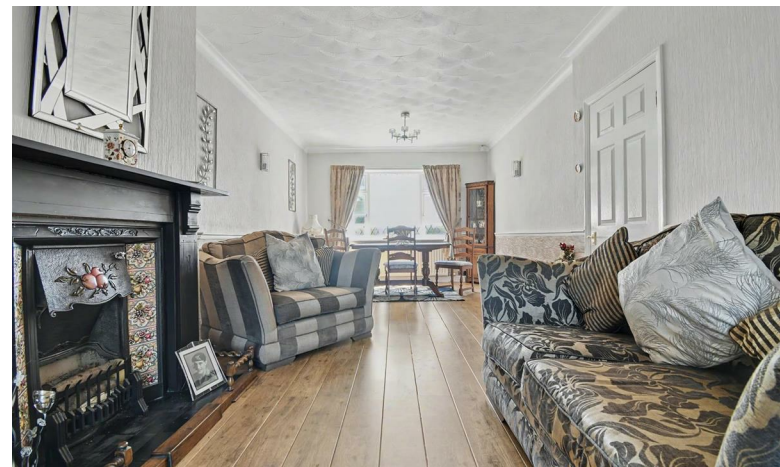




74 BUSHFIELD ROAD SCUNTHORPE, DN16 1NB

£199,950
FREEHOLD

Beautifully presented throughout, this spacious three-bedroom detached home occupies a sought-after position close to excellent local amenities, schools and transport links. Offering an impressive lounge diner, sunroom, fitted kitchen, generous gardens, garage and ample parking, this wonderful family home is ready to move straight into.



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74 BUSHFIELD ROAD

DESCRIPTION

Situated in a highly sought-after residential location, this beautifully presented three-bedroom detached family home offers spacious, versatile living accommodation within easy walking distance of excellent schools, colleges, the hospital, railway station, Central Park, The Pods Leisure Centre and Scunthorpe town centre. Immaculately maintained throughout, this is a fantastic opportunity for families looking for a home that is ready to move straight into.

Step inside through the entrance porch into the welcoming hallway, where stairs rise to the first floor and useful under-stairs storage provides practical everyday space.

The impressive dual-aspect lounge diner is the heart of the home, stretching over 22 feet in length and offering a bright and flexible living space for both relaxing and entertaining. A feature fireplace creates a lovely focal point, while sliding patio doors lead directly into the sunroom, allowing the living accommodation to flow seamlessly into the garden.

The sunroom is a wonderful additional reception space, ideal as a second sitting room, playroom, home office or simply somewhere to enjoy views over the beautifully landscaped rear garden throughout the year.

The kitchen is fitted with an attractive range of cream units complemented by wooden work surfaces and offers a range of integrated appliances including a fridge freezer and washing machine, together with space for cooking and food preparation. A rear lobby provides access to the garden along with a convenient ground floor WC.

Upstairs, the property offers three well-proportioned

bedrooms, all benefiting from fitted wardrobes providing excellent storage. The spacious principal bedroom overlooks the front of the property, whilst the second double bedroom enjoys views over the rear garden. The third bedroom offers versatility as a child's bedroom, nursery or home office.

Completing the first floor is a generous family bathroom fitted with a four-piece suite comprising a jacuzzi-style bath, separate shower enclosure, wash hand basin and WC.

Outside, the property continues to impress. To the front, wrought iron gates open onto a generous block paved driveway providing ample off-road parking and leading to the attached garage with electric roller door.

The enclosed rear garden has been thoughtfully landscaped to create a wonderful outdoor space for the whole family, featuring a shaped lawn, established flower beds, mature shrubs, patio seating areas and a recently installed summer house which provides an ideal retreat, hobby room or entertaining space.

Beautifully presented both inside and out, this individual detached home combines generous family accommodation with an excellent location and is certain to appeal to a wide range of buyers.

Entrance Porch

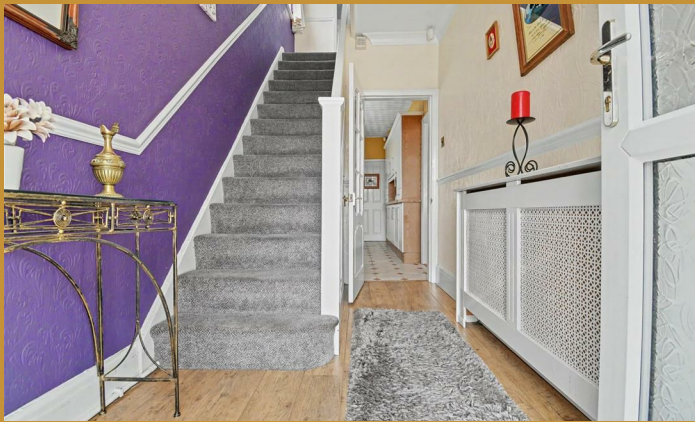
Welcoming entrance with access into the main hallway.

Entrance Hall

Bright hallway with stairs rising to the first floor and useful under-stairs storage cupboard.

Lounge Diner

A superb dual-aspect reception room featuring a beautiful fireplace, ample space for both lounge and dining furniture, and sliding patio doors opening into the sunroom.



Sunroom

A versatile additional reception room overlooking the rear garden with direct access outside.

Kitchen

Fitted with a range of cream wall and base units complemented by wooden work surfaces, integrated fridge freezer and washing machine, cooker with extractor hood and ample preparation space.

Rear Lobby

Useful access to the rear garden.

Ground Floor WC

Fitted with a low-level WC.

Bedroom One

A generous double bedroom with full-width fitted wardrobes.

Bedroom Two

A spacious rear-facing double bedroom with fitted wardrobes.

Bedroom Three

A versatile third bedroom with fitted wardrobes, ideal as a child's bedroom or home office.

Family Bathroom

Fitted with a four-piece suite comprising jacuzzi-style bath, separate shower enclosure, wash hand basin and WC.

Outside

Front

Wrought iron gates open onto a generous herringbone block paved driveway providing ample off-road parking and leading to the attached garage with an electric roller door. The front garden is mainly laid to lawn with established borders.

Rear Garden

A beautifully landscaped and enclosed rear garden featuring a shaped lawn, mature shrubs, well-stocked flower beds and paved patio seating areas, creating the perfect space for outdoor entertaining and family enjoyment. A recently installed summer house is included in the sale, offering a versatile space for a variety of uses.

74 BUSHFIELD ROAD





74 BUSHFIELD ROAD

ADDITIONAL INFORMATION

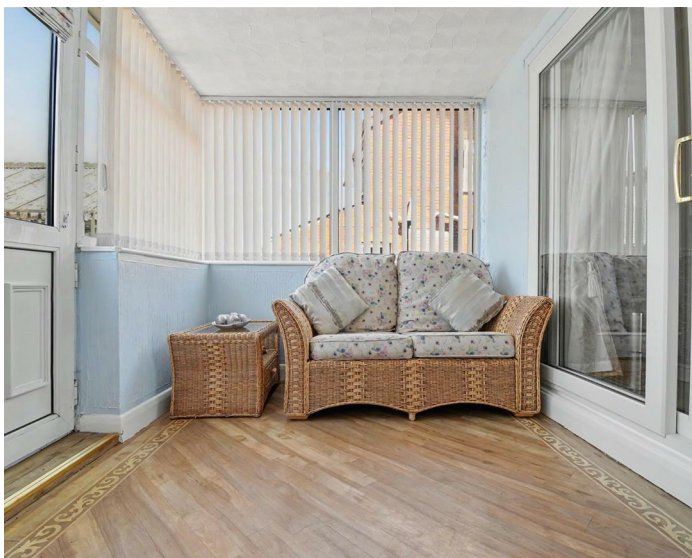
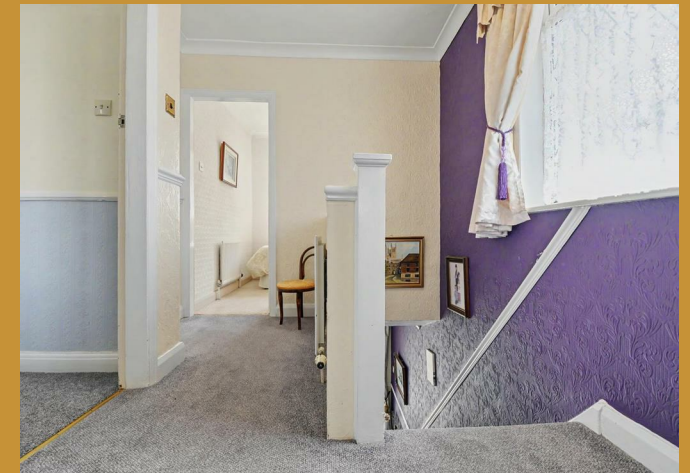
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

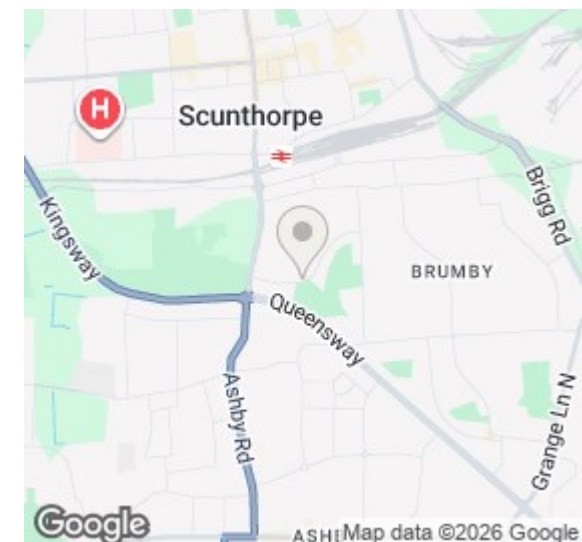
Floor Area – 990.29 sq ft

Tenure – Freehold





Total area: approx. 112.1 sq. metres (1206.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
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

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