



 3  
Bedrooms

 2  
Bathrooms



### SPACIOUS DETACHED FAMILY HOME

Louise Oliver Properties is pleased to present to the market a three bedroom detached family home, located to a quiet residential area of Scunthorpe, North Lincolnshire. The property is situated adjacent to local allotments, benefiting from plenty of privacy to the surrounding perimeter, with not being overlooked to the rear garden. The location boasts access to , good local schools, local shopping facilities which include, newsagents, post office, hairdressers, supermarket, and parks. The property is set well back form the road, with a double driveway, and accessible double garage with roll top electric door and boarded loft space.

Louise Oliver Properties brings to the market a well presented detached, three bedroom family home, situated to a quiet residential area in Scunthorpe, North Lincolnshire.

Briefly the property boasts, to the ground floor, a large entrance hall with accessible WC located to the front aspect, and under stair storage space to the rear. The entrance hall exits to the lounge and kitchen areas. The Lounge comprises front aspect traditional bay window, being open plan to large rear aspect dining room. The kitchen boasts modern integrations throughout, including, built in microwave, oven, grill and hob. In addition the kitchen boasts built in four seater breakfast bar. The first floor comprises, generous landing with built in utility storage and accessible loft. Two double bedrooms, with walk-in storage space, which would make a great project to convert to an en-suite. The third bedroom is a comfortable single room, in current use as a home office. And family bathroom boasting generous proportions, with enlarged corner bath, and over bath mains fed shower unit.

Viewings are highly recommended, book today!

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#### **ENTRANCE HALL**

Opening to the spacious entrance hall via front aspect uPVC door, with access to the ground floor WC, carpeted flooring, radiator, under stair storage, light to ceiling, and exiting to the lounge and kitchen.

#### **WC**

Ground floor WC comprising, tiling to the walls and flooring, close coupled toilet, wall hung hand basin with chrome mixer taps, front aspect obscure glazed window, radiator, and light to ceiling.

#### **LOUNGE - 4.70m x 3.60m**

Lounge comprising of, carpeted flooring, front aspect uPVC bay window, radiator, central gas fire, and light to ceiling.

#### **DINER - 3.42m x 3.60m**

Open plan to the lounge with raised flooring comprising of, parquet wooden flooring, rear aspect uPVC window, radiator, and spotlights to the ceiling.

#### **KITCHEN - 3.91m x 2.70m**

Modern fitted kitchen with additional dining space comprising of, white fronted soft close wall and base storage, wood effect worktop surround, built in stainless steel Viceroy microwave, oven and grill, four ring gas burner, coloured glass splash back, over bob extractor unit, composite sink and drainer, wood effect four seater breakfast bar, radiator, space for freestanding 70/30 fridge freezer, walk-in pantry with light to ceiling, side aspect uPVC door, dual aspect uPVC window, tiled flooring, Worcester combi-boiler, and light to ceiling.

#### **FIRST FLOOR**

Spacious first floor landing area, benefits, built in storage, carpeted flooring, side aspect uPVC window, access to loft storage, and light to ceiling.

#### **BEDROOM ONE - 3.71m x 3.60m**

Double bedroom comprises, radiator, carpeted flooring, front aspect uPVC window, walk - in storage, and light to ceiling.

#### **BEDROOM TWO - 3.45m x 3.60m**

Double bedroom comprising of, carpeted flooring, walk-in storage, built in wardrobes, radiator, rear aspect uPVC window, and light to ceiling.

#### **BEDROOM THREE - 2.70m x 2.70m**

Single bedroom in current use as a home office comprising of, carpeted flooring, radiator, front aspect uPVC window, and light to ceiling.

#### **BATHROOM - 2.44m x 2.70m**

Large bathroom suite comprising of corner enlarged panel bath with chrome mixer taps, over bath mains fed shower, close coupled toilet, pedestal hand basin, mains shaver point, radiator, rear aspect uPVC obscure glazed window, and light to ceiling.

#### **EXTERNAL**

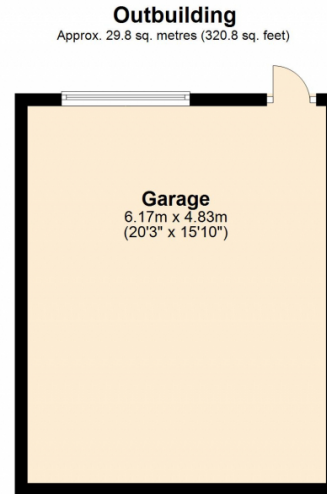
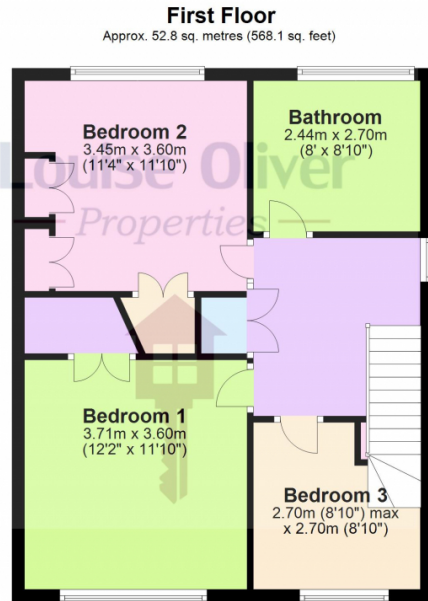
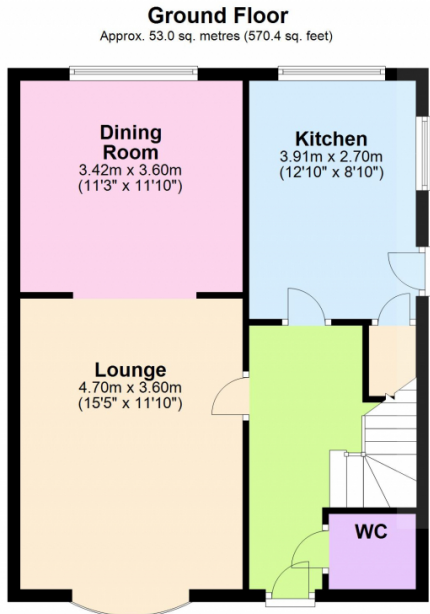
To the front aspect the property benefits double driveway accessing double garage, gated access to the rear garden, and external security lighting.

To the large rear landscaped garden, a large raised manicured lawn with, external water supply, external security lighting, single wooden shed, rear entry to the garage, and benefiting privacy to not being overlooked.


#### **GARAGE**

Double attached garage features, electric roll top door to the front aspect, single rear door access, rear aspect uPVC window, lights to the ceiling, with boarded accessible loft space.

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Total area: approx. 135.6 sq. metres (1459.3 sq. feet)  
20 Bodmin Close, Scunthorpe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Bodmin Close, DN17

