



Asking Price £225,000

TENURE : FREEHOLD

Bodmin Close, DN17

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

Popular residential location

Double integral garage and double driveway

Large landscaped gardens

Fully integrated modern kitchen with additional dining space

Spacious accommodation throughout

Worcester combination boiler

Louise Oliver Properties Limited
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU
info@louiseoliverproperties.co.uk | 441724853222
Website: <https://louise.globalnoticeboard.com>



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!

01724 853 222

info@louiseoliverproperties.co.uk

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.

DISCLAIMER: Louise Oliver Properties Limited themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Louise Oliver Properties Limited has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing

Louise Oliver Properties Limited

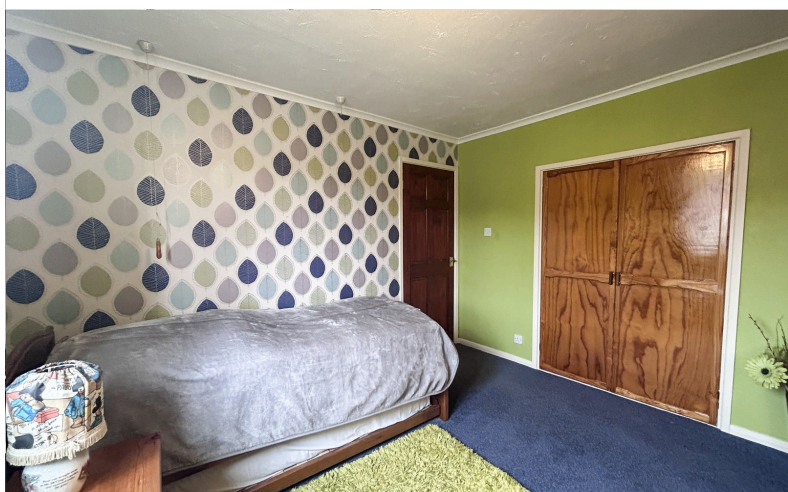
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU

info@louiseoliverproperties.co.uk | 441724853222

Website: <https://louise.globalnoticeboard.com>







Louise Oliver Properties Limited
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU
info@louiseoliverproperties.co.uk | 441724853222
Website: <https://louise.globalnoticeboard.com>





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

Address: Bodmin Close, DN17