



 4
Bedrooms

 3
Bathrooms



!!BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME!!
Located to the Skippingdale area of Scunthorpe, North Lincolnshire, situated to a quiet cul-de-sac. The property offers generous off-road parking and single garage to the front elevation, with freshly landscaped secure rear garden, finished with porcelain tiles, artificial lawn, and elevated sun terrace. An ideal location for families and commuters, within walking distance to local schools, nature reserve, doctors surgery, pub restaurant, and major retail outlets. The property has close motorway links.

Louise Oliver Properties is delighted to present to the market a four-bedroom detached executive home. A modern detached family home with ample space throughout. With the added benefits of, open aspect rear views, extensive off-road parking, a quiet cul-de-sac location, fantastic links to the motorway and town centre services, gas central heating combi boiler, newly installed external doors, and recently landscaped rear garden with feature sun terrace.

Situated to the Skippingdale area of Scunthorpe, North Lincolnshire, to a quiet cul-de-sac, the property's immediate location is situated to a residential estate within a short distance of amenities including, local schools, doctors surgery, and shopping facilities.

Briefly the property benefits, spacious living areas including dining room, lounge, and sunroom, with double glazed uPVC feature beaded windows throughout, and a scheme of modernised presentation running through the rooms. The large kitchen comprises integrated, oven, grill, extractor hood, and dishwasher, with the addition of a breakfast bar. Rear utility comprises, additional storage is benefited through tall larder cupboards, and under counter storage for white goods. The property benefits new external doors to the front and rear aspect, with composite door to the rear of the kitchen, exiting to landscaped rear elevation. In addition, the property benefits ground floor WC neatly located to the under stairs, accessible from the utility, finished to a highly modernised standard.

To the first floor the property is equally generous in sleeping areas, with the master bed comprising spacious double bedroom with ample room for storage, in addition an En-suite shower room, benefiting enclosed shower unit, pedestal hand basin, and low flush toilet. Each bedroom is a comfortable double, with ample further storage room, and beaded uPVC windows, with additional noise reduction screens to the rear aspect. A three-piece bathroom suite generously comprises, panel bath, vanity hand basin with base storage, and low flush toilet.

Externally the property benefits large driveway to the front aspect with accessible single, brick-built garage. To the rear garden, a freshly landscaped large area to enjoy open aspect views from the enjoyment of the south westerly facing garden.

For viewings at this property and enquiries to further details please contact the team

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ENTRANCE HALL

Spacious entrance hall opening to the property via front aspect composite door with glazed panel, laminate flooring throughout, radiator, stairs to first floor with open storage to the under stairs, with access to dining room, kitchen and lounge, and light and smoke alarms to the ceiling.

DINING ROOM - 3.74M X 2.62M (12'3" X 8'7")

Situated to the front aspect the dining room comprises, uPVC bay beaded window, laminate flooring, radiator, and light to ceiling.

LOUNGE - 4.74M X 3.64M (15'7" X 11'11")

To the rear aspect the lounge features laminate flooring, electric fire, vertical column brushed steel feature radiator, with light to ceiling, and exiting to the sunroom.

SUNROOM - 3.60M X 2.62M (11'10" X 8'7")

A large and spacious sunroom with full uPVC surround, French doors opening to the rear garden, radiator, and fan light to the ceiling.

KITCHEN - 3.88M X 2.32M (11'10" X 8'7")

A well-proportioned kitchen open to rear utility room comprising, laminate flooring, wood fronted wall and base units to the surround, laminated worktop, dual ceramic sink and drainer, feature tiled splashback to water sensitive areas, front aspect beaded uPVC window, breakfast bar with laminated wood worktop, over hob integral extractor hood, five ring gas hob, integral electric double oven, integral dishwasher, and three ceiling light fittings.

UTILITY - 1.84M X 2.32M (6' X 7'7")

To the rear of the kitchen the utility area comprises, laminate flooring, rear aspect composite door exiting to gardens, under counter storage for white goods, laminate worktop, larder cupboard, space for 70/30 fridge freezer, tiled splashback to water sensitive areas, gas central heating combi boiler, and light to ceiling.

GROUND FLOOR WC

Accessed from the utility, located to the under stairs space comprising, tiled flooring, radiator, rear aspect obscure glazed uPVC window, close coupled toilet, corner vanity hand basin with storage, and light to ceiling.

MASTER BEDROOM - 3.09M X 3.64M (10'2" X 11'11")

Spacious double bedroom with En-suite shower room comprising, carpet flooring, radiator, rear aspect beaded uPVC window with noise reducing sliding glazed uPVC panel, and light to ceiling.

EN-SUITE - 2.00M X 2.62M (6'7" X 8'7")

En-suite shower room situated to the master bedroom comprises, vinyl flooring, close coupled toilet, fully enclosed shower unit with mermaid board to the wall surround and single glazed door to access, chrome towel radiator, pedestal hand basin, side aspect obscure uPVC glazed window, tiling to the walls, and light to ceiling.

BEDROOM TWO - 3.06M X 4.40M (10' X 14'5")

Double bedroom comprising, carpet flooring, radiator, twin front aspect uPVC beaded windows, and light to ceiling.

BATHROOM - 1.40M X 2.62M (4'7" X 8'7")

Three-piece bathroom suite comprises, vinyl flooring, chrome towel radiator, side aspect obscure glazed uPVC window, close coupled toilet, vanity hand basin with storage, side panel bath with hand held shower hose, tiled splash back surround to water sensitive areas, extractor unit, and light to ceiling.

BEDROOM THREE - 2.81M X 2.64M (9'3" X 8'8")

Double bedroom comprising, carpet flooring, front aspect uPVC beaded window, radiator, and light to ceiling.

BEDROOM FOUR - 2.59M X 2.34M (8'6" X 7'8")

Double bedroom comprising, carpet flooring, radiator, rear aspect uPVC beaded window and noise minimising sliding glazed panel, and fan light to ceiling.

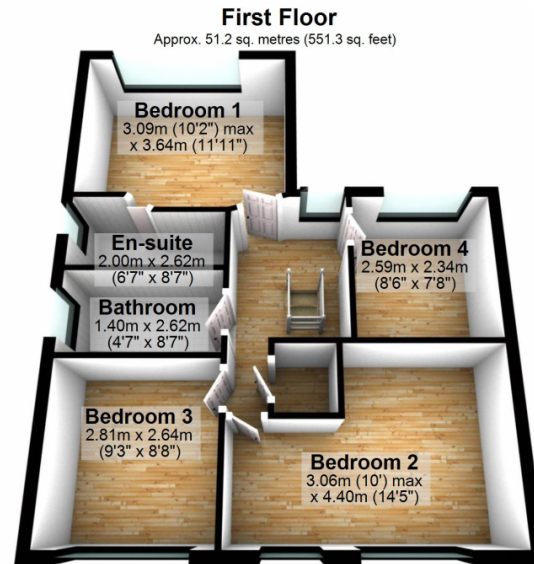
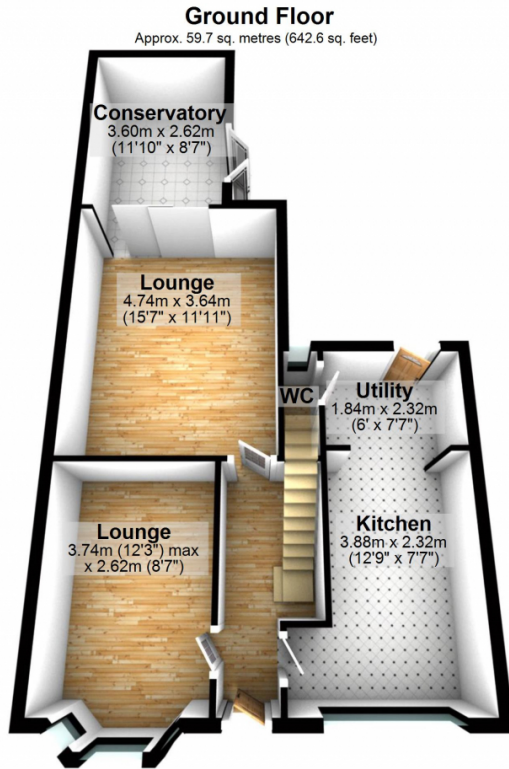
EXTERNAL

Front elevation comprises, single brick garage with electric roller door access and fully accessible from the main drive, external security lighting, well presented laid to lawn, generous paved driveway for multiple vehicles, and side gated access opening to rear garden and external water supply.


Newly landscaped low maintenance rear elevation presented to a high standard comprising, porcelain tiled patio, feature raised beds, security lighting, fully fenced perimeter, large artificial lawn, raised sun terrace to the rear garden, and open aspect views across Flixborough landscape to the rear.

Total Floor Area: 110.9 sq. m. (1193.9 sq. ft.).

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Total area: approx. 110.9 sq. metres (1193.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(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 

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