



Asking Price £180,000

TENURE : FREEHOLD

Yaddlethorpe, DN17 2TN

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

No onward chain for ease of purchase

Detached spacious bungalow

Located to a quiet cul-de-sac

Generous plot with detached single garage

Separate lounge and diner

Modern kitchen surround with ample storage

Louise Oliver Properties Limited
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Louise Oliver Properties, is pleased to present, a two bedroom detached bungalow, located in Yaddlethorpe, Scunthorpe, the property is situated to a quiet cul-de-sac.

Available for purchase with no onward chain.

Briefly the property comprises, ample off road parking to the paved driveway, with parking for multiple vehicles, and accessible detached single garage. The interior layout benefits living and sleeping areas to separate aspects of the property. A large front aspect lounge features gas fire, with internal glazed sash doors opening onto large rear dining area / sitting room. the rear aspect kitchen is accessible from the hallway, leading to both the conservatory and dining area, fully fitted wood fronted wall and base units, with white goods including, washer, fridge and cooker. Conservatory is accessed via uPVC door, benefiting, radiator, wood laminate flooring, and full uPVC double glazed surround, with side aspect uPVC door leading onto rear garden.

The property boasts two double bedrooms, with fitted combination wardrobe / dresser to the main bedroom. A separate WC to shower room is located, ideally benefiting guest use. To the rear elevation, a low maintenance secure plot features, mainly block paved patio, single wooden shed, external security lighting and water supply.

To view this property contact

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PORCH

Integral porch on entrance to the property comprising, double glazed uPVC door to access via the front aspect, tiled flooring, light to ceiling, and wood framed obscure glazed internal door entering into the hallway.

ENTRANCE HALL

The L shaped entrance hall comprises, carpet flooring, radiator, two ceiling light fittings, loft access, and two storage cupboards with water tank located.

LOUNGE - 4.49m x 3.90m (149" x 1210")

Front aspect lounge comprises, carpet flooring, light to ceiling, front aspect bay uPVC double glazed window, radiator, gas fire with marble hearth and wooden mantle, and internal wooden sash doors lead through to the rear dining room.

DINING ROOM - 3.93m x 3.90 (1211" x 1210")

Situated to the rear aspect dining area comprises, carpet flooring, radiator, uPVC window, and light to ceiling.

KITCHEN - 3.20m x 2.16m (106" x 71")

Fitted kitchen comprising, wood fronted wall and base units to the surround, marble effect laminate worktops, tiling to the floor, tiled splashback to the worktop surround, plumbing for under counter white goods, conventional gas boiler, light to ceiling, radiator, pull out auto extractor unit, rear aspect uPVC window and single door leading to conservatory.

All white goods including, washer, fridge, and cooker will be included with the property.

CONSERVATORY - 2.83m x 3.96m (93" x 130")

Accessed internally from the kitchen, with side aspect uPVC door leading onto the rear garden, comprising, wood laminate flooring, full uPVC double glazed surround, open brick work to the walls, radiator, and television outlet.

BEDROOM ONE - 3.35m x 3.62m (110" x 1111")

Double bedroom comprises, carpet flooring, radiator, front aspect uPVC window, integral combination wardrobe and dresser unit, and light to ceiling.

BEDROOM TWO - 3.20m x 3.03m (106" x 911")

Double bedroom comprises, carpet flooring, radiator, rear aspect uPVC window, and light to ceiling.

SHOWER ROOM - 1.66m x 2.78m (55" x 91")

Large shower room comprising, fully tiled walls and flooring, corner walk-in shower enclosure with double doors to access and mains connected shower unit, mermaid board to the shower surround, radiator, vanity hand basin unit, side aspect obscure glazed uPVC window, and light to ceiling.

WC

Separate WC comprises, tiled flooring, tiling to the lower walls surrounding water sensitive areas, close coupled toilet, pedestal hand basin, side aspect obscure glazed window, and light to ceiling.

EXTERNAL

Externally the property boasts to the front aspects, a large paved driveway with ample space for multiple vehicles, and single detached brick garage situated to the rear, fully accessible via the paved driveway. The front aspect is mainly laid with lawn, with established herbaceous and shingle borders.

The rear garden is fully enclosed with fenced perimeter and gated access. A low maintenance garden comprising, mainly paved patio and shingle borders, with external lighting and water supply.

Total Floor Area; 94.6 sq. m.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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