

Asking Price £230,000

TENURE : FREEHOLD

Herriot Walk, DN15

Bedrooms : 4

Bathrooms : 3

Reception Rooms : 2

En-suite shower room to master bedroom

Generous low maintenance front aspect with ample off road parking

Detached single tandem garage

Spacious living accommodation

Modern kitchen

Ground floor WC

Louise Oliver Properties Limited
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Website: louiseoliverproperties.co.uk



Louise Oliver Properties is delighted to present to the market a four-bedroom home. A modern detached home with spacious accommodations throughout. Boasting extensive off-road parking for multiple vehicles, and accessible detached tandem garage, ease of access to the motorway services, Scunthorpe town centre, and major retail parks and outlets, situated within walking distance to popular local schools.

In brief the property features, spacious entrance hall to front aspect opening via wood composite door entry, with carpeted stairs to first floor, and access to ground floor two-piece cloakroom. Spacious living accommodation benefits front aspect lounge, with internal solid wood double doors opening onto rear dining room and Upvc slide to open doors exit to rear patio. Modern kitchen boasts a range of gloss soft close wall and base storage, built in oven, hob, and extractor hood, with ample room for dining. To the first floor the sleeping accommodation features master double bedroom to En-suite shower room, a further two double bedrooms, and single bedroom to the front aspect. A three-piece bathroom suite, with handheld over bath shower hose serves the first floor. Externally the property boasts ample off-road parking to the front and side aspect low maintenance elevation and detached tandem garage. The rear aspect is landscaped to feature, patio, manicured lawn, and rear sun terrace.

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

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ENTRANCE

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

LOUNGE *5.24m x 3.36m*

Front aspect lounge comprising of, wood laminate flooring, radiator, front aspect uPVC window, and light to ceiling.

DINING ROOM *3.69m x 2.84m*

Rear aspect dining room accessed via kitchen, and internal wooden doors opening from the front aspect lounge, comprising of, wooden laminate flooring, radiator, slide to open uPVC rear patio doors, and light to ceiling.

KITCHEN *4.01m x 2.39m*

Modern kitchen benefiting, tiled flooring throughout, rear aspect uPVC window, and side aspect wood composite external door, grey fronted gloss wall and base storage, one and a half composite sink and drainer, granite effect worktop, space for freestanding upright fridge freezer, under counter white good space for freestanding goods, four ring gas hob, built in oven, over hon glazed extractor, tiling to the walls to splash back areas, spotlighting to the ceiling, radiator, and combi boiler is located.

WC

Wood laminate flooring, radiator, close coupled toilet with a low flush, wall hung hand basin with tiled splashback, and light to ceiling.

BEDROOM ONE *4.06m x 2.59m*

Spacious double bedroom, carpet flooring, radiator, front aspect beaded uPVC, and light to ceiling, opening to En-suite shower room.

EN-SUITE *1.26m x 2.55m*

En-suite shower room situated to the master bedroom comprises side aspect obscure window, vinyl flooring, toilet with a low flush, fully tiled shower enclosure to alcove with raised shower tray, and electric wall hung shower unit, pedestal hand basin with tiled back splash and light to ceiling.

BEDROOM TWO *3.51m x 2.55m*

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

BEDROOM THREE *3.16m x 2.68m*

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

BEDROOM FOUR *2.17m x 2.68m*

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

BATHROOM *2.06m x 1.67m*

Three-piece bathroom suite comprises, vinyl flooring, side aspect obscure glazed uPVC window, low flush toilet, pedestal hand basin, panel bath with handheld shower hose, radiator, and light to ceiling.

EXTERNAL

Front elevation boasts low maintenance manicured front aspect with ample off road parking extending to the side aspect, and accessible detached tandem garage. Rear elevation boasts landscaped garden to include, manicured lawn, rear wooden decked sun terrace, raised established borders, external water supply, and spacious patio.

DISCLAIMER

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Louise Oliver Properties Limited

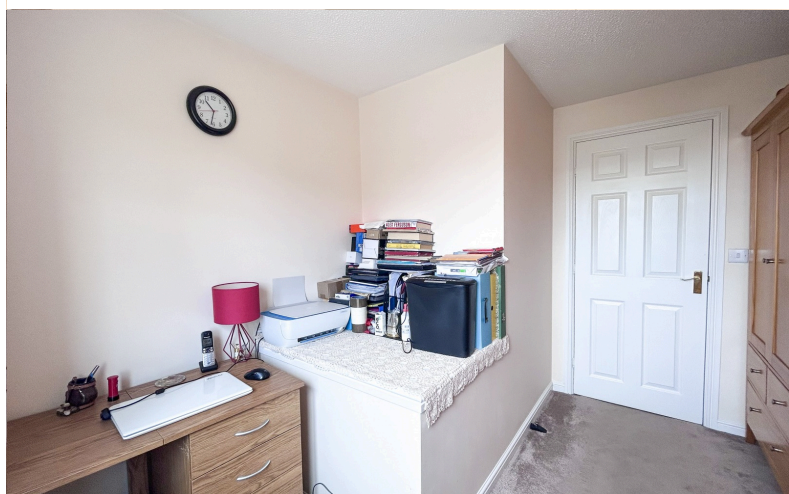
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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