



Asking Price £310,000

TENURE : FREEHOLD

Cross Lane, DN15

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

Sought after village location

Spacious detached family home

Double bedrooms

Ground floor WC

Open plan kitchen and diner with ambient lighting

Off road parking and garage

Louise Oliver Properties Limited
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Louise Oliver Properties is pleased to present to the market this three-bedroom detached property, located to the quiet village of Alkborough, Scunthorpe. Boasting large gardens, and spacious living accommodation throughout. The desirable location benefits ease of access to, a nearby church, primary school, and sits within a short walking distance to small cafés.

Briefly the property comprises of, spacious entrance hall to the front aspect entry to the property, with access to ground floor WC, opening to a well-proportioned lounge featuring large front windows over-looking the landscaped and well established front gardens, with open plan Z style staircase to the first floor. Situated to the rear aspect the open plan kitchen - diner, combines a fitted kitchen with a range of wood fronted wall and base units, and open breakfast bar with overhead storage providing a point of separation to the well-proportioned dining space, with scope to use a second sitting room. The kitchen exits into large rear utility room offering external access to the driveway and garage, and alternatively to the rear patio and large landscaped garden. To the first floor, the property offers spacious sleeping accommodation to three double bedrooms, and four piece bathroom suite comprising enlarged corner mains fed shower enclosure, jacuzzi bath, underfloor heating, ambient lit vanity mirror with anti-condensation heat pad, and combination back to wall vanity to hand basin and low flush cistern.

Externally the property opens out to large rear landscaped gardens, offering, mature rose garden, large laid to lawn, established beds, rear sun terrace, shingle feature to corner set summer house, single shed, brick-built BBQ, external lighting, and gated access to the front garden. The front elevation offers ample off road parking, with accessible garage, and beautiful kerb appeal to the mature garden.

The property benefits double glazing throughout, with recently updated oil-combi boiler and new radiators throughout the property.

Viewings Highly recommended.

Entrance(porch)

opening to the front aspect via Upvc door with full-length uPVC side aspect windows to external entrance porch, featuring tiled flooring, with internal wooden obscure glazed doors, built in storage, and light to ceiling.

Entrance

The entrance has carpet flooring and features, built in sliding mirrored doors to storage, radiator, light to ceiling, with access to the ground floor WC and lounge.

Lounge - 4.81m x 7.01m

Spacious family room comprising of, carpeted flooring, uPVC front aspect windows, radiator, open under stairs storage to feature 'Z' style wooden staircase, electric fire to marble hearth, exiting to the kitchen, and lights to ceiling.

WC

The ground floor WC has tiled walls and floors, side aspect obscure glazed window, consisting of a vanity hand basin with chrome mixer taps and double door storage, chrome towel radiator, hidden waste cistern, and lights to ceiling.

Kitchen - 3.47m x 7.01m

Open plan kitchen and dining area comprising of, wooden flooring, solid wood wall and base storage units, ambient under counter LED lighting, tiled splashback to water sensitive areas, central breakfast bar island with wall height over bar storage, built in twin oven and grill, electric hob, one and a half composite sink and drainer, under counter storage for freestanding white goods, glazed wood door, dual aspect uPVC windows, with access to the utility, and light to ceiling.

The dining room is an open plan to the kitchen featuring wooden flooring, rear aspect uPVC windows, radiators, and lights to ceiling.

Utility - 3.76m x 2.34m

The utility has side aspects uPVC doors to both side aspects exiting to the rear patio and driveway, consisting of tiled flooring, twin side aspect uPVC windows, tiled splashback walls, radiators, wall storage, Belfast sink with chrome taps, and spotlighting to the ceiling.

First floor

Solid wood Z style staircase to first floor, side aspect uPVC window, lights to ceiling, access to loft, and walk in storage with light to ceiling shelving and radiators.

Bathroom - 2.30m x 2.76m

Four piece bathroom suite comprising of, tiled flooring with under floor heating, rear aspect obscure glazed uPVC window, corner enlarged curved panel Jacuzzi bath, enlarged walk in mains fed shower enclosure, back to wall combination vanity, vanity mirror with spotlighting and anti-condensation heat pad, extractor unit, heated upright towel radiator with summer time switch control via electric heated element, wall mounted storage, single upright storage unit, and spotlights to ceiling.

Bedroom one - 4.58m x 3.53m

Double bedroom comprising of, carpeted flooring, front aspect uPVC window, lights to ceiling, radiator, and featuring built in storage and vanity dresser.

Bedroom two - 3.50m x 4.14m

Double bedroom comprising, carpeted flooring, rear aspect uPVC windows, radiator, and lights to ceiling.

Bedroom three - 2.37m x 3.24m

Double bedroom comprising, front aspect uPVC window, carpeted flooring, radiator, and lights to ceiling.

Front garden

The front garden consists of raised lawn to stone walled perimeter, established matured borders, extended drive and can fit 4 vehicles for off road parking, external water, and access to the garage.

Rear garden

The rear private landscaped garden has a fenced perimeter, large laid to lawn and established beds, rear patio, external

lighting, oil tank, gated access to the front garden, featuring a brick outside BBQ, summer house, green house, shed, block paved sun terrace, and external water supply.

Summer house

The summer house features, sheet vinyl flooring, entrance through double glazed doors, and twin front aspect windows.

Garage - 5.48m x 2.86m

The garage is a single brick featuring, up and over door to front aspect, power supply, and rear aspect window.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		71
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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