



Asking Price £275,000

TENURE : FREEHOLD

Priory Lane, DN17

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Renovated detached bungalow

Modernised throughout

Wrap around gardens

Large driveway with secure rear drive and garage

Open plan kitchen and dining

Large utility room

Louise Oliver Properties Limited
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Louise Oliver Properties is pleased to present, a two-bedroom detached bungalow, located in Scunthorpe. The property is situated in a quiet area with nearby local amenities accessible on foot, including local pub / restaurant, convenience store, and good local schools and colleges. A public bus route is available, and the property sits a short distance to the centre of Ashby, for accessible retail services.

Having undergone a full renovation, the property is offered with, new uPVC windows and double glazing throughout, fully landscaped gardens including newly paved driveway and access, multi - fuel burner, newly fitted modern kitchen and bathroom suite, rear aspect sunroom with hot and cold air conditioning unit, and gas central heating combi-boiler.

The property combines traditional aspects with fresh and contemporary decor, briefly boasting, spacious entrance hall to the front aspect accessing lounge, kitchen, bathroom and bedrooms. The lounge boasts dual aspects for ample natural lighting, a spacious room comfortably accommodating a range of furniture, with multi-fuel burner as a central feature. Two double bedrooms benefit ample room for wardrobe storage and vanity dressers, whilst the bathing room is offered with a luxury feel to the polished detailing throughout, and fresh three-piece suite. To the rear aspect the spacious kitchen offers ample dining space, a range of new wall and base storage, and open brick feature alcove surround to a freestanding double oven. exiting the kitchen, a utility room and external garage access, whilst a rear aspect sunroom offers access to the grand rear gardens. The property offers ample privacy due the well-established hedgerow borders, and secure perimeters surround the property.

To book a viewing at this property contact

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ENTRANCE HALL

The entrance hall comprises, solid wooden flooring, radiator, two ceiling light fittings, entrance through uPVC front aspect door, dual aspect uPVC windows, wooden wall panels, with exits to beds, lounge, and kitchen, and twin lights to ceiling.

LOUNGE - 5.53M x 4.22M

Front aspect traditional bay lounge comprises, dual aspect uPVC windows, wooden flooring, multi-fuel burner, light to ceiling, front aspect bay uPVC double glazed window, and radiator,

KITCHEN

New fitted kitchen comprising, grey fronted wall and base units to the surround, wood effect worktops, polished tiling to the floor, tiled splashback to the worktop, Worcester gas combi boiler, twin lights to ceiling, radiator, open brick alcove for a free-standing double oven, stainless steel sink and drainer, with built in storage, single door leading to conservatory, and single door exits to the utility room and garden.

UTILITY - 1.71M X 1.178M

Located via a rear hallway with polished flooring, loft access, radiator, and uPVC door exiting to the rear garden. The utility room comprises, polished tile flooring, wood effect worktop, plumbing for free standing under counter white goods, obscure

glazed uPVC side aspect window, and light to ceiling.

CONSERVATORY - 3.75M X 3.28M

Accessed internally from the kitchen from a double-glazed door, comprising, polished tiled flooring, full uPVC double glazed surround, featuring air conditioning unit, double doors leading out to the garden.

BEDROOM ONE - 3.74M X 3.97M

Double bedroom comprises, wood flooring, radiator, front aspect uPVC bay window and light to ceiling.

BEDROOM TWO - 2.82M X 3.97M

Double bedroom comprises, wood flooring, radiator, side aspect uPVC window, and light to ceiling.

BATHROOM - 1.90M X 3.97M

Large three-piece suite comprising, fully tiled walls and flooring, side aspect obscure uPVC window, panelled bath with a chrome mixer and a handheld shower hose, chrome towel radiator, pedestal hand basin, low flush toilet, and light to ceiling.

EXTERNAL

Externally the property has a full wrap around garden, the property boasts to the front aspects, a large concrete driveway with ample space for multiple vehicles, and single detached brick garage situated to the rear, fully accessible via the paved driveway, and secure double gates. The front aspect is mainly laid with lawn, with established full perimeter of hedges and boarders, one single shed located in the rear.

Total Floor Area: 113.4 sq.m (1221.1 sq.ft)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: PRIORY LANE, DN17