



 1  
Bedroom

 1  
Bathroom



**\*\*\*WELL PRESENTED GROUND FLOOR FLAT\*\*\***

Located within walking distance to a good range of local service and facilities, including, public bus route, community centre, local parks and nature reserve, Gallagher retail park, local convenience stores, and within a short drive to motorway network. The property is tucked away to a quiet location, offering off road parking with additional on road parking available. The property is well presented throughout, and ready to move in to, boasting spacious living room with hardwood polished flooring, modern galley style kitchen with built in appliances and tastefully presented, a modern three-piece bathroom suite with hand held over bath shower hose, large double bedroom with ample space for freestanding furniture, multiple built in storage cupboards to the hallway, and private rear south facing garden.

Louise Oliver Properties presents a one-bedroom flat available for purchase to the Lodge Moor residential estate of Scunthorpe. The property benefits ease of walking distance to a wide range of local services and amenities.

Entrance to the property via front aspect, open into large porchway, with secondary composite door opening to entrance hall benefiting multiple walk-in storage cupboards, and wood laminate flooring throughout. To the front aspect the spacious lounge boasts polished wood laminate flooring, and large uPVC double glazed window, and ample room for three-piece suite, and additional free-standing furniture. The bedroom situates to the rear aspect creating a private sleeping space, a double room with carpeted flooring, and overlooking the south facing garden. The kitchen is presented to galley style with wood fronted wall and base storage, twin worktops to the perimeter, built in oven and grill, and ample under counter storage, with single door exit to south facing rear garden. A modern bathroom combines panel bath with handheld over bath chrome shower hose, floating ceramic bowl hand basin, ladder style towel radiator, close coupled toilet, and tiled walls. Externally benefiting off road parking, and south facing manicured garden.

Call to schedule a viewing on 01724 853 222.

#### **ENTRANCE**

Entrance to the front aspect via uPVC door opening to porchway comprising, open brick walls. A wood composite door further opens to main entrance hall with wood laminate flooring, radiator, three walk-in storage cupboards, and light to ceiling, with access to all rooms.

#### **LOUNGE** *3.85m x 3.98m*

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

#### **KITCHEN** *3.21m x 2.04m*

Modern galley style kitchen comprising, wood fronted wall and base storage units, wood effect worktops, one and a half composite sink and drainer, gas combination combi boiler, tiled walls, built in hob and oven, stainless steel over hob extractor unit, wooden laminate flooring, space for under counter white goods, rear aspect uPVC window, and single door exiting to rear garden, and light to ceiling.

#### **BEDROOM** *4.16m x 2.46m*

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

#### **BATHROOM** *2.44m x 1.34m*

Three-piece bathroom suite comprises, close coupled toilet, ladder towel radiator, wall hung ceramic bowl hand basin, panel bath with chrome mixer taps and handheld shower hose, extractor unit, tiled walls and flooring, rear aspect obscure glazed window, and light to ceiling.

#### **EXTERNAL**

Front aspect comprises paved off road parking space, with paved footpath leading to rear garden, comprising of, laid to lawn, block paved patio, and fenced perimeter.

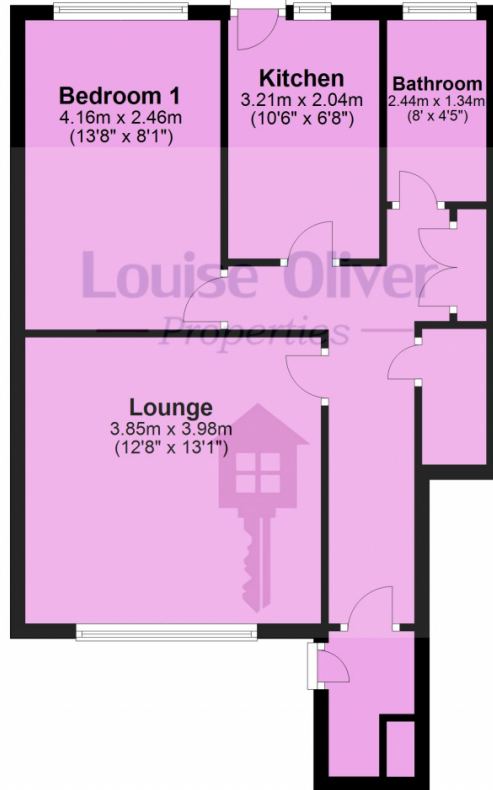
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**Ground Floor**

Approx. 49.9 sq. metres (537.4 sq. feet)



Total area: approx. 49.9 sq. metres (537.4 sq. feet)  
**24 The fairways, Scunthorpe**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Address: The Fairways, DN15

