



Asking Price £180,000

TENURE : FREEHOLD

Marsden Drive , DN15

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

**POPULAR RESIDENTIAL
LOCATION**

SEPARATE STUDY ROOM

**WALKING DISTANCE TO
GOOD LOCAL SCHOOLS**

**UTILITY & GROUND FLOOR
SHOWER ROOM**

**MODERN KITCHEN WITH
ROOF LAMP**

DOUBLE DRIVEWAY

Louise Oliver Properties Limited
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Louise Oliver Properties are delighted to welcome to the market a lovingly extended family home in the popular Berkeley area of Scunthorpe. Situated to a generous corner plot offering landscaped wrap around gardens, detached garage, and double driveway.

The property offers generous accommodation throughout, briefly boasting study set away from the main living spaces, featuring double doors opening to rear garden terrace. Spacious through lounge diner providing ample room for modern sofa suite and large family dining table, with traditional bay fronted window and double doors opening to landscaped rear courtyard. The lounge opens to spacious modern kitchen, recently renovated, and extended to include, roof lamp, fitted appliances including double oven and dishwasher, with housing for microwave, and additional dining space. A utility is offered to the rear aspect with single worktop to accommodate free standing white goods, and adjacent to three-piece shower room. access to the garage and rear garden via single uPVC door to rear utility. The first floor offers spacious bedrooms with two doubles and a third large single with built in storage closet. The generous family bathroom suite offers panel bath, pedestal hand basin and low flush toilet, with ample room to further accommodate single shower unit. Externally the property offers established front garden with gated access & footpath to main entrance. A secured gate opens to large side aspect garden fully enclosed with double gated access to rear to allow for caravan storage, wood terrace and lawn. An additional enclosed courtyard sits to the rear with raised terrace and single door access to the garage. the double driveway sits to the rear of the property with gated access to single door entry to the property via the utility.

The location offers nearby amenities including pharmacy, convenience store, and takeaway food outlets, with both Berkeley & St Augustine Webster primary schools located a short walk on foot.

The property is offered to the market with no forward chain for ease of purchase.

Council tax band: B

ENTRANCE

Main entrance to the front aspect of the property via uPVC door opening to spacious entrance comprising carpeted flooring, radiator, under stairs storage, light to ceiling, and stairs to first floor. The main entrance opens to study and lounge.

STUDY *2.68m x 2.56m*

Study room overlooking the rear gardens comprising of, carpeted flooring, radiator, uPVC doors opening to gardens, light to ceiling, and the combi-boiler is located.

LOUNGE / DINER *5.43m x 4.12m*

A generous through lounge comprising of, bay fronted uPVC windows, rear aspect uPVC double doors opening to rear courtyard, gas fire, radiator, and light to ceiling.

KITCHEN *3.90m x 3.28m*

Modern kitchen with dining space extended to the rear of the property comprises of, cream fronted wall and base storage to U shaped surround, wood effect worktops, tiled flooring, roof lantern, dual aspect uPVC windows, built in dishwasher, double oven and grill, and hob, housing for microwave storage, wall extractor unit, white ceramic one and a half sink and drainer, radiator, and spotlights to the ceiling.

UTILITY *2.39m x 1.60m*

Rear utility accessed via the kitchen comprising of tiled flooring, radiator, wall and base storage, single worktop with space for under counter white goods, side aspect uPVC double glazed windows, walk-in pantry / coat cupboard, single uPVC door to

rear garden and driveway, and light to ceiling.

SHOWER ROOM 2.39m x 1.57m

Three-piece shower room to the ground floor offering, tiled flooring, side aspect obscure glazed window, pedestal hand basin, low flush toilet, single tiled shower enclosure with electric shower unit, radiator, mains shaving point, and light to ceiling.

BEDROOM ONE 2.98m x 3.78m

Double bedroom comprising, carpeted flooring, slide to access mirrored wardrobes, front aspect uPVC window, radiator, and light to ceiling.

BEDROOM TWO 2.73m x 3.78m

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

BEDROOM THREE 2.98m x 2.02m

Large single bedroom comprising of carpeted flooring, radiator, front aspect uPVC window, built in storage, and light to ceiling.

BATHROOM 1.69m x 2.89m

Spacious family bathroom comprising of, wood laminate flooring, radiator, dual aspect uPVC windows, low flush toilet, pedestal hand basin, panel bath, and light to ceiling.

EXTERNAL

Generous wrap around garden to the corner plot offer, double driveway, detached garage, secure gated access to the full perimeter, high walled and fenced perimeter, landscaped enclosed courtyard with raised wood decked terrace, external water supply, external lighting, double gates to side aspect opening to allow additional off-road parking with space for caravan access, manicured lawn, and established borders.

DISCLAIMER

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Marsden Drive , DN15