



## Newland Drive, Scunthorpe, DN15 7HP

- Semi Detached House
- 3 Bedrooms
- Through Lounge/Diner
- Fitted Kitchen
- Family Bathroom
- Conservatory
- Chain Free
- EPC Band E (Rating 50)

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# Newland Drive, Scunthorpe, DN15 7HP

Situated within the popular hospital area of Scunthorpe, Starkey and Brown are pleased to offer for sale this Semi Detached House on Newland Drive. Accommodation comprises 3 bedrooms and a family bathroom to the first floor whilst downstairs boasts a through lounge diner, kitchen and conservatory. Outside the property has front and rear gardens with a driveway providing off street parking. Additional benefits to the property are UPVC double glazed windows and a gas fired central heating system. We are also advised by the current vendors that the property is to be offered as chain free.

## Entrance Hallway

UPVC double glazed door leading into entrance hallway, hallway having laminate flooring, spotlights to ceiling, radiator, under stairs storage cupboard and stairs leading to first floor.

## Through Lounge Diner

24' 5" excluding bay x 12' 0" (7.44m x 3.65m)

Having solid oak floor, coved ceiling, two radiators, a UPVC double glazed walk in bay window to front aspect and UPVC double glazed French doors leading into conservatory.

## Conservatory

12' 2" x 10' 1" (3.71m x 3.07m)

Having laminate flooring and UPVC double glazed French doors leading into rear garden.

## Kitchen

15' 6" max x 7' 7" max (4.72m x 2.31m)

Having a range of fitted wall and base units incorporating cupboards and drawers with work surfaces over, one and a half sink and single drainer unit, fully tiled walls and floor, spot lights to ceiling, radiator, UPVC double glazed window to side and rear aspect and UPVC double glazed door leading to side aspect.

## First Floor Landing

Having spotlights to ceiling and a UPVC double glazed window to side aspect.

## Bedroom 1

12' 5" x 11' 6" (3.78m x 3.50m)

Having laminate flooring, picture rail, spotlights to ceiling, radiator and a UPVC double glazed window to rear aspect.

## Bedroom 2

11' 7" excluding bay x 11' 0" (3.53m x 3.35m)

Having laminate flooring, coved ceiling, radiator and a UPVC double glazed bay window to front aspect.

## Bedroom 3

7' 0" x 6' 10" (2.13m x 2.08m)

Having access to loft, laminate flooring, coved ceiling, radiator and a UPVC double glazed window to rear aspect.

## Bathroom

8' 0" x 7' 4" (2.44m x 2.23m)

Having a four piece suite comprising a bath, shower cubicle with mains fed shower insert, low level flush WC, wash hand basin, ceramic tiled walls and floor spotlights to ceiling, towel radiator and a UPVC double glazed window to front aspect.

## Outside Front

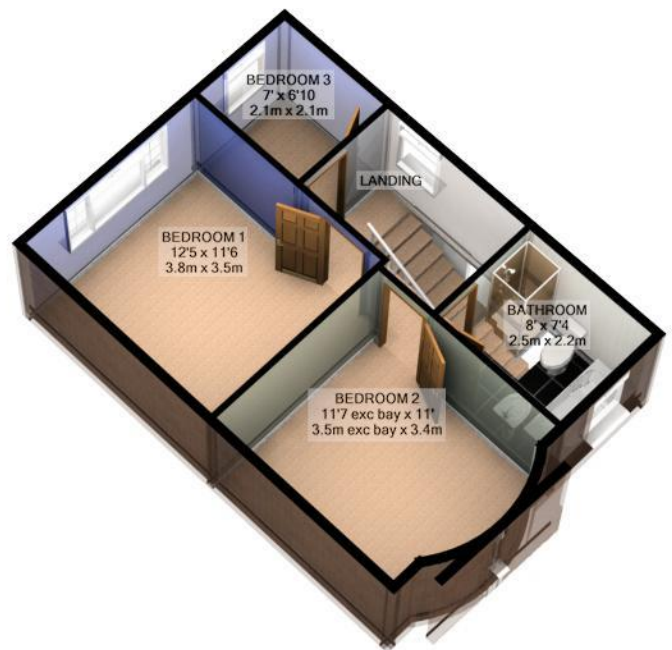
The front of the property is laid to lawn with gravelled borders and a concrete driveway providing off street parking.

## Outside Rear

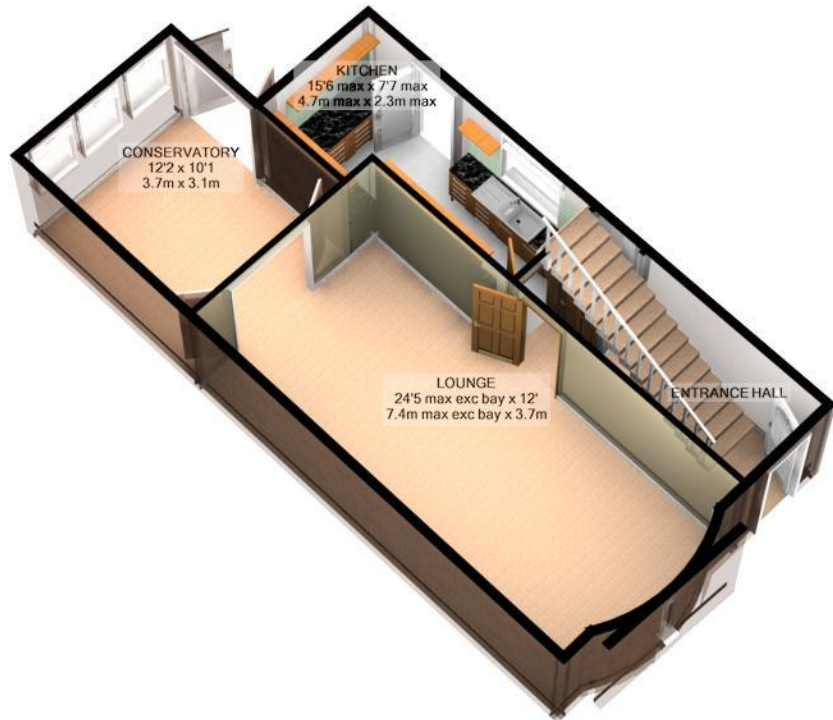
To the rear of the property there is an enclosed garden mainly laid to lawn with a paved patio and a fish pond.







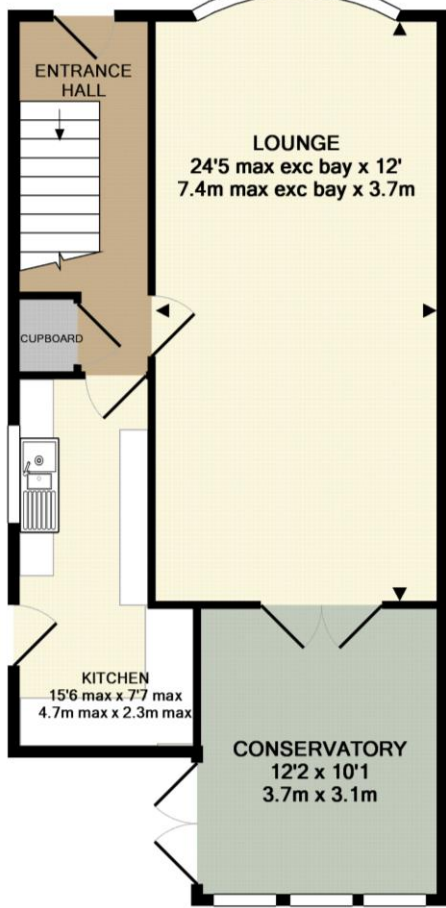
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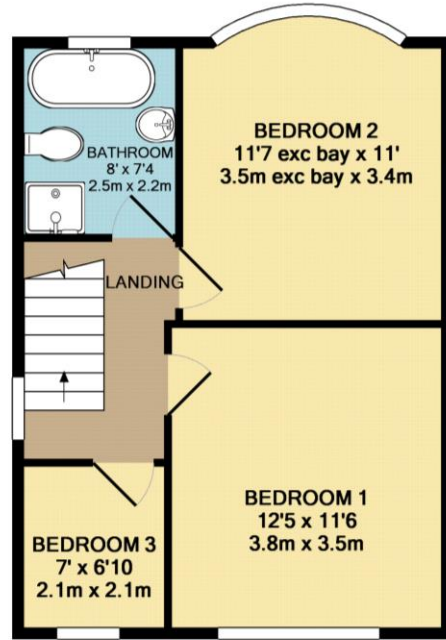
GROUND FLOOR







GROUND FLOOR



1ST FLOOR



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