





38 St. Peters Avenue, Scunthorpe

£230,000 Freehold

SPACIOUS TRADITIONAL DETACHED BUNGALOW · HIGHLY SOUGHT AFTER RESIDENTIAL AREA · OPEN PARK VIEWS TO THE REAR · 3 BEDROOMS · 2 RECEPTION ROOMS · FITTED KITCHEN & SHOWER ROOM · FRONT ENTRANCE HALL & SIDE PORCH · FRONT DRIVEWAY & ATTACHED DOUBLE GARAGE · VIEW VIA OUR SCUNTHORPE OFFICE

paul fox
the family estate agents

Traditional detached bungalow in sought-after Bottesford. Three bedrooms, home office, gardens, double garage, park views. Ideal for couples, families or downsizers. EPC D. Council Tax Band C.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Front Entrance Hallway
8' 8" x 5' 5" (2.63m x 1.65m)
Includes a front uPVC double glazed entrance door with frosted glazing with adjoining side light with frosted glazing, vinyl flooring, wall to ceiling coving and an opening leads through to;

Office Area
7' 9" x 5' 5" (2.36m x 1.65m)
Has a rear uPVC double glazed door.

Inner Hallway
Provides wall to ceiling coving, oak style laminate flooring, built-in airing cupboard with inset shelving, a wall mounted Hive thermostatic control for the central heating, wall to ceiling coving, loft access, a storage cupboard and doors leading off to;



Spacious L-Shaped Lounge Diner
20' 11" x 14' 8" (6.37m x 4.47m)
With two twin front uPVC double glazed windows, wall to ceiling coving and TV input and an electric log effect fireplace.





Kitchen
10' 1" x 8' 9" (3.07m x 2.66m)
With a side uPVC double glazed window allowing access to a lean to porch. The kitchen includes a range of decorative low level units, drawer units and wall units with brushed aluminium style pull handles and a working top surface incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, space for a free standing cooker, space for an under counter fridge, vinyl flooring, tiled splash backs and a wall mounted Ideal combi boiler.



Side Lean To Porch
3' 10" x 6' 11" (1.17m x 2.10m)
Has a uPVC double glazed door leading to the rear garden and further surrounding uPVC double glazed window.

Master Bedroom 1
13' 9" x 9' 10" (4.20m x 3.00m)
With a rear uPVC double glazed window, wall to ceiling coving and fitted wardrobes.



Bedroom 2
8' 7" x 7' 9" (2.62m x 2.36m)
With laminate flooring, wall to ceiling coving, a built-in wardrobe and twin doors allowing access to;



Rear Conservatory
With a polycarbonate hipped and pitched lean to roof, surrounding uPVC double glazed windows, dwarf bricked walling, power and side twin uPVC double glazed French doors allowing access to the garden.

Bedroom 3
10' 11" x 8' 9" (3.33m x 2.66m)
With a side uPVC double glazed window.

Shower Room
5' 6" x 5' 10" (1.67m x 1.77m)
With a side uPVC double glazed window with frosted glazing a two piece suite comprising a wash hand basin and a double walk-in shower cubicle with overhead chrome mains shower with side and glazed door, vinyl flooring, tiled walling, a wall mounted chrome towel heater and panelling to the ceiling.

Seperate WC
Has a side uPVC double glazed window, a low flush WC and vinyl flooring.







Grounds

To the rear of the property provides a non overlooked private mature lawned garden with surrounding fencing, a range of seating areas with a flagged patio, three timber storage shed which includes two summer houses and a storage shed and access leads down the side of the property to a raised well kept planted garden with adjoining planted driveway which leads to the double garage.



Double Garage

16' 9" x 15' 2" (5.10m x 4.62m)

With a front roller door, a rear uPVC double glazed window, full power and lighting and plumbing for a washing machine.





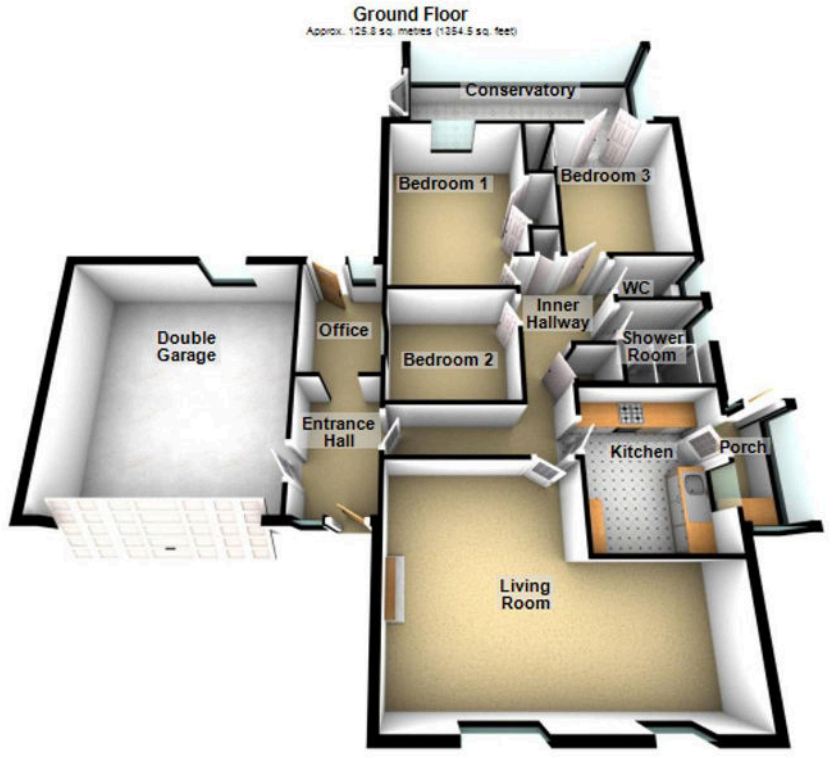


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