





19 Brankwell Crescent, Scunthorpe

£190,000 Freehold

NO CHAIN · HIGHLY REGARDED RESIDENTIAL LOCATION · SPACIOUS DETACHED FAMILY HOME · FANTASTIC OPPORTUNITY · GENEROUS LOUNGE DINER · SIZABLE FITTED KITCHEN · GROUND FLOOR W.C. · THREE SIZABLE BEDROOMS & MODERN SHOWER ROOM · ENCLOSED REAR GARDEN · AMPLE OFF ROAD PARKING & DETACHED GARAGE

paul fox
the family estate agents





Situated in the highly regarded Bottesford area of Scunthorpe, this spacious detached family home is offered for sale with **no onward chain**, presenting an excellent opportunity for buyers looking to create a truly exceptional long-term family home. Enjoying an enviable position overlooking an attractive open green to the front, the property is located within one of Scunthorpe's most sought-after residential areas. Bottesford is particularly popular with families, benefiting from well-regarded schools, a range of local amenities, nearby parks and excellent transport links, making it an ideal place to call home.

The accommodation briefly comprises a welcoming entrance hall, a generous lounge diner, an attractive fitted kitchen and a convenient ground floor W.C. To the first floor are three well-proportioned bedrooms, with the two principal bedrooms benefiting from fitted wardrobes, all served by a modern family shower room.

Externally, the property enjoys a generous frontage, predominantly laid to decorative gravel with a low walled boundary, alongside a block paved driveway providing ample off-road parking for several vehicles and giving access to the detached brick-built garage.

The enclosed rear garden is a particular highlight, offering an excellent outdoor space for families and entertaining alike. A paved patio provides the perfect seating area, leading onto a well-maintained lawn with raised, well-stocked flower borders and an array of mature plants and shrubs creating a colourful and private setting.

Viewing is highly recommended to fully appreciate the potential, spacious accommodation and sought-after location this wonderful home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Lounge
15' 3" x 12' 1" (4.64m x 3.68m)

Dining Room
9' 3" x 8' 0" (2.82m x 2.45m)

Kitchen
14' 9" x 8' 7" (4.49m x 2.62m)

WC

Bedroom 1
12' 2" x 10' 11" (3.72m x 3.34m)

Bedroom 2
12' 5" x 10' 11" (3.78m x 3.34m)

Bedroom 3
7' 10" x 6' 11" (2.40m x 2.10m)

Shower Room
8' 2" x 6' 7" (2.49m x 2.01m)

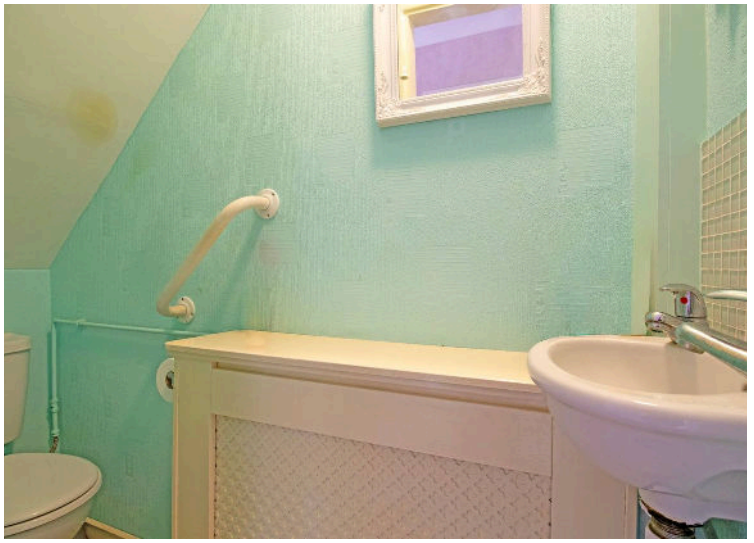




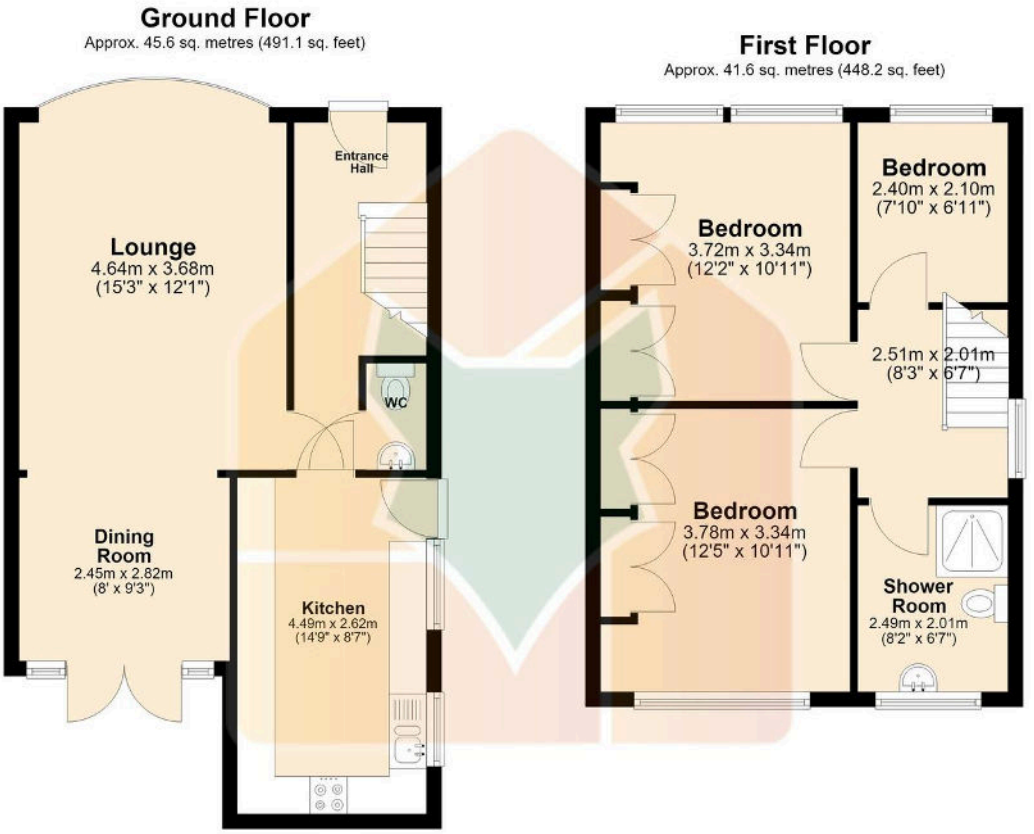












Total area: approx. 87.3 sq. metres (939.3 sq. feet)

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