



9 Nursery Close, Yaddlethorpe, Scunthorpe, Lincolnshire. DN17 2UB

- BEAUTIFULLY PRESENTED DETACHED BUNGALOW
- QUIET CUL-DE-SAC POSITION
- SOUGHT AFTER LOCATION
- MODERN FITTED KITCHEN & BATHROOM
- SPACIOUS BEDROOMS
- PRIVATE SOUTH FACING REAR GARDEN
- DOUBLE GARAGE WITH DRIVE
- VIEWINGS ARE HIGHLY RECOMMENDED!



PROPERTY DESCRIPTION

****SOUGHT AFTER LOCATION****STUNNING DETACHED BUNGALOW**** Occupying a generous corner plot this beautifully presented detached bungalow offers a perfect turn key downsize for someone wanting a substantial bungalow in a sought after cul-de-sac position. The home briefly comprises an entrance hall, spacious lounge, modern fitted kitchen, conservatory, three generous bedrooms and an attractive four piece bathroom suite. Externally the home has a generous frontage being mainly laid to lawn with a variety of shrubs and bushes making it well stocked. To the left of the home is a double drive providing off road parking for 5 vehicles whilst providing access to the detached brick built double garage. The south facing rear garden is fully enclosed and private being beautifully block paved for easy maintenance. The rear garden also has access to a summer house perfect for enjoying the garden throughout the year. Viewings are highly recommended!



ROOM DESCRIPTIONS

ENTRANCE HALL

Enjoys internal doors giving access to the lounge, kitchen, three bedrooms, main family bathroom, a storage cupboard, attractive wood laminate flooring, loft hatch, decorative wall to ceiling coving and multiple electric socket points.

MAIN LIVING ROOM

5.60m x 3.89m (18' 4" x 12' 9") Enjoying dual aspect views to the front and side through uPVC double glazed window, to the front there is a uPVC double glazed bay window, attractive wood vinyl flooring, multiple electric socket points, decorative wall to ceiling coving, a ceiling mounted light and wall mounted light and a centrally positioned electric fireplace with decorative surround.

MASTER BEDROOM 1

3.33m x 3.31m (10' 11" x 10' 10") Enjoying rear aspect view uPVC double glazed window, an extensive range of built in wardrobes and cupboards, wood vinyl flooring, wall to ceiling decorative coving, electric socket points throughout and a TV point.

BEDROOM 2

3.01m x 3.02m (9' 11" x 9' 11") Enjoying a front aspect view uPVC double glazed window, wall to ceiling coving and multiple electric socket points.

BEDROOM 3

2.85m x 1.99m (9' 4" x 6' 6") Enjoying a front aspect view uPVC window, decorative wall to ceiling coving, multiple electrical points and wood vinyl flooring.

MAIN FAMILY BATHROOM

2.81m x 2.24m (9' 3" x 7' 4") Enjoying a rear aspect view uPVC double glazed obscured window, a four piece suite comprising of a wash hand basin with a vanity unit beneath, low flush WC, bath and shower, attractive tile effect vinyl flooring, and beautifully tiled walls.

KITCHEN

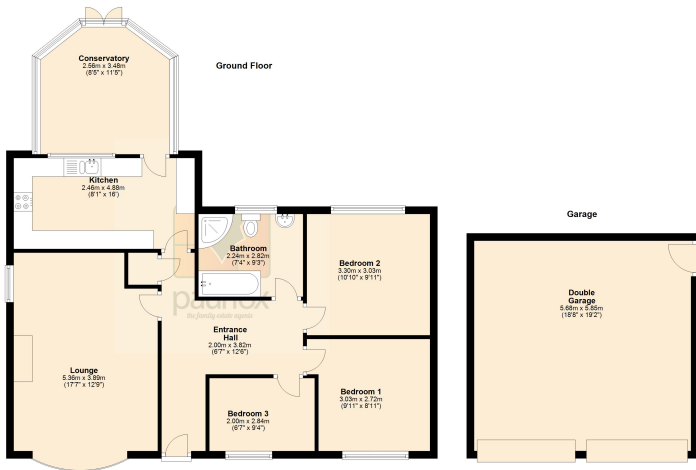
4.87m x 2.68m (16' 0" x 8' 10") Enjoying a rear window looking into the conservatory, a personal door with an obscured insert giving access into the conservatory. The kitchen enjoys an extensive range of wall and base units with a complementary countertop, built into the counter is a Neff five ring gas hob, an extractor hood, one and a half composite sink unit and drainer with a bronze hot and cold mixer tap, ample space and plumbing for a washing machine and dishwasher, eye level Neff double oven, tiled flooring and an attractive tiled splash back.

CONSERVATORY

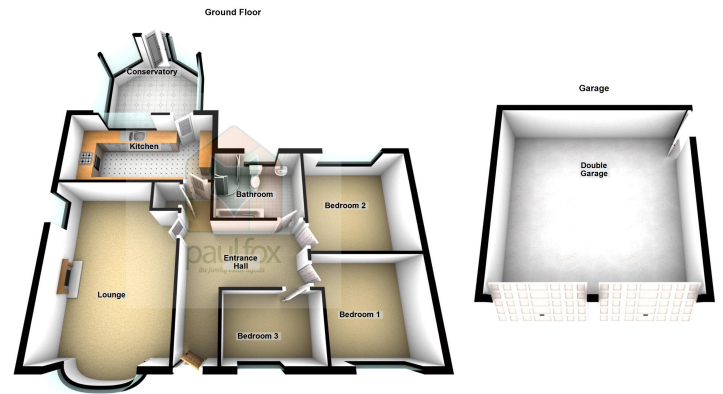
3.80m x 3.61m (12' 6" x 11' 10") Enjoying uPVC double glazing throughout, enjoying attractive views of the garden, attractive flooring, multiple electric socket points, a TV ariel point and a uPVC double glazed french door giving



FLOORPLAN & EPC



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty. Floor dimensions only, please.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(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	

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