



11 Wayside Close, Scunthorpe, North Lincolnshire. DN16 3SR

- A FINE MODERN DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER & RARELY AVAILABLE POSITION
- NO UPWARD CHAIN
- 3 BEDROOMS
- ATTRACTIVE FITTED DINING KITCHEN
- MAIN FITTED BATHROOM & EN-SUITE
- SPACIOUS MAIN LIVING ROOM WITH A SIDE CONSERVATORY
- PRIVATE ENCLOSED GARDENS & OFF STREET PARKING
- AMPLE FRONT PARKING & GARAGING
- VIEW VIA OUR SCUNTHORPE OFFICE
- NEW BOILER FITTED 2023



PROPERTY DESCRIPTION

**** NO UPWARD CHAIN ** HIGHLY SOUGHT AFTER & RARELY AVAILABLE POSITION ****

A fine modern detached bungalow situated within a highly desirable and rarely available location being close to an excellent range of local amenities offering well maintained and proportioned accommodation comprising, front entrance hall, spacious main living room, attractive fitted kitchen diner leading to a side conservatory, 3 bedrooms with a master en-suite shower room and main fitted bathroom. Occupying a private corner plot being principally lawned with a front driveway providing ample parking with access to a single garage. Finished with uPvc double glazing and modern gas fired central heating system. Viewing comes highly recommended. View via our Scunthorpe office. Council Tax Band: D



ROOM DESCRIPTIONS

CENTRAL ENTRANCE HALLWAY

Enjoying a front composite entrance door with inset pattern glazing, laminate flooring, dado railing, wall to ceiling coving, two built in storage cupboards, loft access, two single wall lights and internal doors leading through to;

FINE MAIN LOUNGE

3.98m x 5.4m (13' 1" x 17' 9") Enjoying a front bay uPVC double glazed window, dado railing, wall to ceiling coving, TV input, feature gas coal effect fire with a projecting marble hearth and matching backing with oak surround and mantle.

OAK FITTED DINING KITCHEN

3m x 4.5m (9' 10" x 14' 9") Enjoying a front uPVC double glazed window and the kitchen enjoys a range of oak fronted low level units, drawer units and glazed wall units with decorative pull handles and a patterned working top surface incorporating a one and a half bowl ceramic sink unit with block mixer tap and drainer to the side with tiled splash backs, built in electric oven with 4-ring electric hob with overhead integrated extractor fan, plumbing for an automatic washing machine and dishwasher, space for a fridge freezer, dado railing, wall to ceiling coving, ceiling spotlights, tiled flooring and two twin internal glazed doors allowing access through to;

CONSERVATORY

2.77m x 2.9m (9' 1" x 9' 6") Enjoying dwarf bricked walling, surrounding uPVC double glazed windows with twin rear uPVC double glazed french doors allowing access to the rear garden, tiled flooring and a hip and pitched panelled roof.

DOUBLE BEDROOM 1

4m x 3m (13' 1" x 9' 10") Enjoying a side uPVC double glazed window, dado railing, wall to ceiling coving, TV input and internal door leading through to;

EN-SUITE SHOWER ROOM

1.88m x 1.4m (6' 2" x 4' 7") Enjoying a rear uPVC double glazed window with frosted glazing and a three piece comprising of a single walk in shower cubicle with glazed screen and sliding twin doors and overhead mains shower with tiled splash backs, low flush WC, partly tiled walls, wall to ceiling coving, extractor fan and ceiling spotlights.

DOUBLE BEDROOM 2

3m x 2.66m (9' 10" x 8' 9") Enjoying a side uPVC double glazed window, laminate flooring and wall to ceiling coving.

BEDROOM 3

3m x 2.8m (9' 10" x 9' 2") Enjoying a side uPVC double glazed window, dado railing and wall to ceiling coving.

MAIN FAMILY BATHROOM

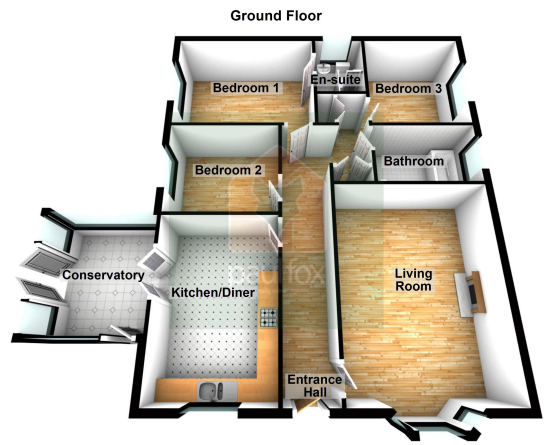
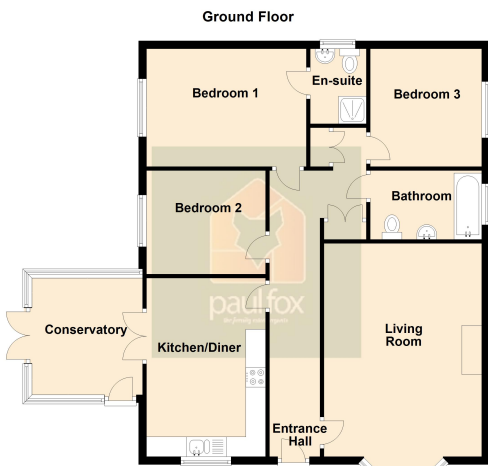
1.74m x 2.71m (5' 9" x 8' 11") Enjoying a side uPVC double glazed window with frosted glazing and a three piece suite comprising of a panelled bath with a pedestal wash hand basin and a low flush WC, partly tiled walls, tiled flooring, wall to ceiling coving, ceiling spotlights and extractor fan.

GROUNDS

The property occupies surrounding a low maintenance gardens with the front being mainly gravelled with boundary walling and a hard standing driveway providing off street parking for a number of vehicles and allows access to the attached single garage, further is a pathway allowing access to the front entrance and rear garden which is further privately enclosed with a principally laid lawn, surrounding secure fencing, planted borders and a feature raised decked seating area with overhead timber gazebo. A hardwood door allows access through a rear passageway to a further graveled garden area.



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 any contract or warranty. Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(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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