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Offers in the Region of;
£350,000

Almar

EPC Rating: D

Chapel Street, Amcotts, Scunthorpe, North Lincolnshire, DN17 4AS
3 Bedroom Detached Bungalow



- ✓ A FINE INDIVIDUAL DETACHED BUNGALOW
- ✓ APPROX 1/3 ACRE PLOT
- ✓ ATTRACTIVE FITTED KITCHEN & UTILITY ROOM
- ✓ 3 DOUBLE BEDROOMS
- ✓ MAIN FAMILY BATHROOM
- ✓ LARGE PRIVATE MATURE GARDEN
- ✓ SPACIOUS HORSESHOE DRIVEWAY & LARGE GARAGE



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A well presented traditional detached bungalow situated within the peaceful semi-rural village of Owston Ferry. The property enjoys deceptively spacious and versatile accommodation with stunning extensive mature private gardens. The accommodation comprises;

FRONT CONSERVATORY

Enjoys a side uPVC double glazed entrance door with inset pattern glazing with adjoining uPVC double glazed window and a hipped and pitched glazed roof, attractive oak style laminate flooring, dwarf bricked walling and internal uPVC double glazed door with adjoining side lights lead through to;



INNER RECEPTION HALLWAY

With laminate flooring and further internal hardwood frosted glazed door with adjoining side lights allowing access to;



SPACIOUS RECEPTION DINER

Measures approx. 7m x 3m maximum (). With a side uPVC double glazed window, wall to ceiling coving, dado railing, oak style laminate flooring, built in storage cupboard with matching storage above, central light chandelier and access through to;

INNER HALLWAY

With two double wall light, wall to ceiling coving, dado railing, continuation of laminate flooring and internal pine doors allowing access to;



MAIN LIVING ROOM

Measures approx. 4.17m x 5.4m (). Enjoying a dual aspect with a front bow uPVC double glazed window, side uPVC double glazed window, wall to ceiling coving, oak style laminate flooring, TV input two double wall lights, central light chandelier, feature open recessed fireplace with a inset multi burner with projecting tiled hearth with brick backing and oak mantle.



BREAKFAST KITCHEN

Measures approx. 3.57m x 4.2m maximum (). With a rear broad uPVC double glazed window. The kitchen enjoys an extensive range of white shaker style low level units, drawer units and wall units with rounded pull handles and a patterned working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side with tiled splash back, space for an electric oven with overhead canopied extractor fan, inset ceiling spotlight, wall to ceiling coving, tiled flooring and internal pine door leading through to;



REAR LOBBY

With a uPVC double glazed entrance door with inset pattern glazing and fully tiled walls with access through to the utility room.



UTILITY ROOM

Measures approx. includes a rear uPVC double glazed window, patterned working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side with plumbing for an automatic washing machine, further low level matching units to the kitchen, space for a tall fridge freezer, built in storage cupboard with matching units above, ceramic tiled flooring, loft access, wall to ceiling coving, partly tiled walls.



DOWNSTAIRS WC

With a low flush WC in white, continuation of tiled flooring and tiled walls with extractor fan.

MASTER BEDROOM 1

Measures approx. 3.55m x 3.86m (). With a broad rear uPVC double glazed window, wall to ceiling coving, bank of attractive white fronted wardrobes with matching drawers and matching storage units above.



DOUBLE BEDROOM 2

Measures approx. 3.17m x 3.1m (). With a front uPVC double glazed window, wall to ceiling coving, bank of decorative wooden built in wardrobes with matching units above.



BEDROOM 3

Measures approx. 3.1m x 3.1m (). With a front uPVC double glazed window, wall to ceiling coving, further built in wardrobes with storage units above.



BATHROOM

Measures approx. 3.54m x 2.45m (). With a rear uPVC double glazed window with frosted glazing and a four piece suite comprising of a single walk in shower cubicle with glazed door and fully ceramic tiled walls to the enclosure with chrome overhead mains shower, panelled bath, low flush WC and vanity oval wash hand basin with storage units beneath, fully tiled walls and floor, extractor fan and bank of attractive fitted airing cupboard with matching units above.

OUTBUILDINGS

Measures approx. 8.1m x 3.1m (). With a front up and over garage door, dual aspect with rear and side uPVC double glazed window with adjoining rear hardwood entrance door, full power and lighting and Worcester oil fired boiler with tank at the rear.

GROUNDS





SERVICES

Main selectricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a oil fired radiator system.

DOUBLE GLAZING

The property benefits from UPVC double glazed windows and doors.

** IMPORTANT **

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

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