



7 Stainton Drive, Scunthorpe, Lincolnshire. DN17 2SF

- NO CHAIN
- QUIET CUL-DE-SAC POSITION
- POPULAR LOCATION OF BOTTESFORD
- VERSATILE DETACHED BUNGALOW
- HEAVILY EXTENDED BUNGALOW
- FIVE DOUBLE BEDROOMS
- SPACIOUS LOUNGE & KITCHEN DINER
- GENEROUS SOUTH FACING REAR GARDEN
- OFF ROAD PARKING & GARAGE



PROPERTY DESCRIPTION

****NO CHAIN****GREAT LOCATION & QUIET CUL-DE-SAC POSITION****HEAVILY EXTENDED TO REAR**** Offering fantastic potential and great living space both internally and externally this extended bungalow would make an ideal downsize for someone wanting a spacious bungalow in a popular location close to great amenities and transport links. The home is being sold with no forwarding chain and would be ready for someone to purchase straight away. The home briefly comprises an entrance hall, spacious lounge, kitchen diner, boots room, five double bedrooms, family bathroom and separate W.C. Externally the property resides behind a small walled boundary leading onto a lawned frontage with a drive to the right providing off road parking whilst giving access to the garage. The generously sized rear garden is fully enclosed and mainly laid to lawn with a useful wood storage shed. The garden is south facing and enjoys the sun throughout the day. Viewings are highly recommended to fully appreciate the space this bungalow has to offer!



ROOM DESCRIPTIONS

ENTRANCE HALL

2.47m x 0.84m (8' 1" x 2' 9"). Enjoying a side uPVC double glazed door, a side obscured wooden window, attractive tiled flooring, useful storage space and a second uPVC door with obscured glass inserts and adjoining double glazed glass side panelling leads into;

INNER HALLWAY

Enjoys internal doors allowing access into the breakfasting kitchen, spacious lounge, five double bedrooms, bathroom and separate WC, loft hatch, multiple electric socket points, wall to ceiling decorative coving, telephone point and an internal uPVC double glazed door with obscured glass inserts giving access into a boots room.

KITCHEN

5.09m x 2.32m (16' 8" x 7' 7"). Enjoys dual aspect front and side uPVC double glazed windows, attractive tiled effect vinyl flooring. The kitchen enjoys an extensive range of matte cream wall and base units with a complementary countertop, a built in one and half stainless sink unit and drainer, a freestanding electric cooker with ample space and plumbing being given for white goods, attractive part tiled walls and a door allowing access into a pantry with a side window, a built in storage cupboard and tiled effect vinyl flooring, electric points, built in storage and airing cupboard with the boiler.

LOUNGE

5.43m x 2.00m (17' 10" x 6' 7"). Enjoys dual aspect front bay uPVC double glazed window and rear internal wood effect window looking into the boots room, beautiful wall to ceiling decorative coving, central open fireplace with marble surround and solid wood ornate, multiple electric socket points, TV aerial point and ceiling rose.

BOOTS ROOM

Enjoys a side uPVC double glazed entrance door allowing access into the rear garden with adjoining uPVC double glazed windows, a countertop with storage beneath and carpeted flooring.

MASTER BEDROOM 1

4.15m x 3.14m (13' 7" x 10' 3"). Enjoys a side uPVC double glazed window, wall to ceiling decorative ceiling, multiple electric socket point, built in wardrobes with built in side cupboard and dressing table.

DOUBLE BEDROOM 2

3.06m x 3.06m (10' x 10'). Enjoys a rear uPVC double glazed window, wall to ceiling coving, multiple electric socket points, sliding door allowing access into a walk in wardrobe with ample storage space and a side uPVC obscured double glazed window.

DOUBLE BEDROOM 3

3.99m x 3.05m (13' 1" x 10'). Enjoys a rear uPVC double glazed window, wall to ceiling coving and multiple electric socket points.

BEDROOM 4

3.21m x 2.11m (10' 6" x 6' 11"). Enjoys a side uPVC double glazed window and multiple electric socket points.

BEDROOM 5

2.41m x 3.14m (7' 11" x 10' 3"). Enjoys a side uPVC double glazed window, multiple electric socket points, internet point and wall to ceiling coving.

MAIN FAMILY BATHROOM

2.38m x 1.89m (7' 10" x 6' 2"). Enjoys a side obscured uPVC double glazed window, fully tiled walls and floors, double walk in shower enclosure, wash hand basin, low flush WC, a chrome heated towel rail and ventilation fan.

SEPARATE WC

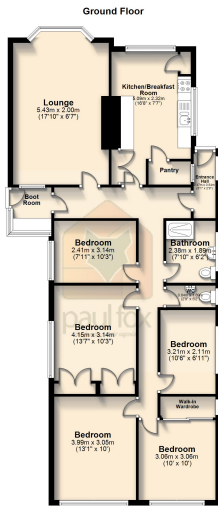
0.84m x 1.89m (2' 9" x 6' 2"). Enjoys a side obscured uPVC double glazed window, low flush WC, wash hand basin with tiled splash back and wood vinyl flooring.

GROUNDS

The home resides behind a small walled boundary leading onto a mainly laid to lawn frontage with a drive providing off road for two vehicles whilst giving access to the garage, a path down the side of the property leads all the way down to the rear garden. The rear garden is mainly laid to lawn with a useful wooden storage shed.



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. They constitute only a guide.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(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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