



# 69 Devonshire Road, Scunthorpe, Lincolnshire. DN17 1EU

- A FINE TRADITIONAL DETACHED BUNGALOW
- NO UPWARD CHAIN
- GREAT SCOPE FOR MODERNISATION
- 3 BEDROOMS
- 2 RECEPTION ROOMS & CONSERVATORY
- FITTED BREAKFAST KITCHEN
- MAIN FAMILY BATHROOM
- GENEROUS MATURE REAR GARDEN
- AMPLE OFF STREET PARKING & GARAGING
- VIEW VIA OUR SCUNTHORPE OFFICE





## PROPERTY DESCRIPTION

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**\*\* NO UPWARD CHAIN \*\* HIGHLY SOUGHT AFTER RESIDENTIAL AREA \*\* GENEROUS PRIVATE REAR GARDEN \*\*** A fine traditional detached bungalow, situated within a sought after established residential area. The property offers well proportioned accommodation with further scope for updating and stands on a superb size plot. The home briefly comprises, front entrance porch, spacious front living room, flexible dining area, fitted breakfast kitchen leading to a rear conservatory, 3 bedrooms & a main family bathroom. Occupying a spacious private enclosed rear garden with ample off street parking to the front allowing for access to a generous brick built garage with traditional toilet and outbuilding attached. Finished with full uPvc double glazing and a gas fired central heating. EPC Rating: TBC, Council Tax Band: C, **NOT TO BE MISSED.** View via our Scunthorpe Office.





## ROOM DESCRIPTIONS

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### CENTRAL ENTRANCE PORCH

Enjoys two period twin hardwood entrance doors with further internal double glazed entrance door with adjoining side lights with frosted glazing allowing access through to;

### INNER HALLWAY

With an opening leading through to the dining area, wall mounted British Gas thermostatic control, single wall light, a bank of fitted storage cupboards, loft access and internal doors allowing access into the bedrooms, living room, kitchen, bedrooms and family bathroom.

### DINING AREA

2.37m x 3.66m (7' 9" x 12' 0"). Enjoys a uPVC double glazed window, wall to ceiling coving,

### SPACIOUS MAIN LIVING ROOM

4m x 5.16m (13' 1" x 16' 11"). Enjoys a front uPVC double glazed window, wall to ceiling coving, TV input, a feature gas coal effect fire with a projecting marbled hearth with bricked backing and surround, marbled mantel and three single wall lights.

### BREAKFAST KITCHEN

3.89m x 3.92m (12' 9" x 12' 10"). Enjoys a rear uPVC double glazed entrance door allowing access to the rear conservatory with adjoining window. The kitchen enjoys a range of decorative wooden low level units, drawer units and wall units with handleless pull handles and a laminate working top surface incorporating a one and a half sink bowl unit with block mixer tap and drainer to the side with tiled splash backs, built in electric Hotpoint oven with four ring electric hob with tiled splash backs and an integrated extractor fan, space for a tall American fridge freezer, tiled flooring, pine panelling to the ceilings, a built in storage cupboard and an internal door which allows access through to;

### PANTRY

With a side hardwood glazed window, plumbing for an automatic washing machine and a gas Worcester combi boiler.

### Conservatory

2.55m x 4.84m (8' 4" x 15' 11"). Enjoys adjoining side and rear

glazed entrance doors, polycarbonate lean to roof, a rear uPVC double glazed window, dwarf bricked walling, part pine panelling to the walls and cushioned flooring.

### DOUBLE BEDROOM 1

3.35m x 3.64m (11' 0" x 11' 11"). Enjoys a rear uPVC double glazed window, wall to ceiling coving and a bank of fitted wardrobe with matching doors.

### DOUBLE BEDROOM 2

3.31m x 3.64m (10' 10" x 11' 11"). Enjoys a side uPVC double glazed window, TV input, wall to ceiling coving and a range of fitted wardrobes with matching drawers and units above.

### BEDROOM 3

2.26m x 2.72m (7' 5" x 8' 11"). Enjoys a side uPVC double glazed window.

### MAIN FAMILY BATHROOM

1.78m x 2.44m (5' 10" x 8' 0"). Enjoys two twin rear uPVC double glazed windows with frosted glazing, a four piece suite comprising a panelled bath with overhead Mira main shower, a wash hand basin with storage units beneath, a bidet and a low flush WC, fully tiled walls and floors, wall to ceiling coving and wall mounted tile heater.

### OUTBUILDINGS

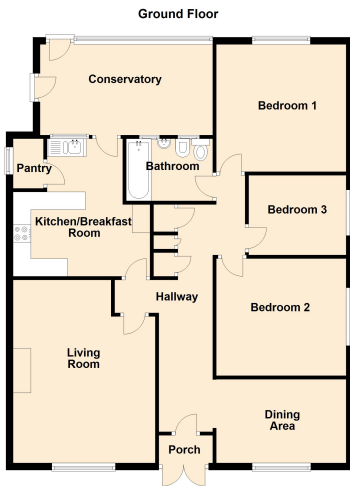
The property has the benefit of a single brick built garage which measures 2.54m x 6.9m (8' 4" x 22' 8") maximum with a up and over roller front door, full power and lighting and a rear hardwood glazed window.

### GROUNDS

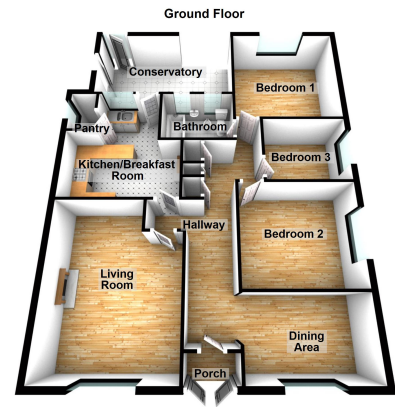
The front of the property enjoys a large hard standing driveway which provides ample parking and leads down the side of the property to the brick built garage, further to the front includes a dwarf brick built boundary wall with mature lawned garden and surrounding secure fencing, a hard standing pathway allows access to the front entrance. The rear of the property is a generous size enjoying great privacy with a principally lawned garden with surrounding planted borders and hedging, surrounding fencing, a hard standing seating area and there is further access down the side of the property via a secure timber side gate.



# 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)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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