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the family estate agents

Offers over  
**£350,000**

EPC Rating: C

## Pindara, Main Street

Ealand, Scunthorpe, North Lincolnshire, DN17 4JG

4 Bedroom Detached House



- ✓ **SPACIOUS DETACHED FAMILY HOME**
  - ✓ **THREE RECEPTION ROOMS**
  - ✓ **FOUR GENEROUS BEDROOMS**
  - ✓ **MODERN BATHROOM SUITE**
- ✓ **PRIVATE REAR GARDEN & DETACHED BRICK BUILT GARAGE**
- ✓ **POPULAR VILLAGE LOCATION**

UN-APPROVED DRAFT BROCHURE



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Situated in the popular village of Ealand this spacious family home is close to local amenities including the small market town of Crowle and the historic town of Epworth for shopping, schools, doctors and much more. The home benefits from multiple reception rooms, four double bedrooms and a private back garden. The property briefly comprises an entrance porch, entrance hall, spacious lounge, snug, dining room, kitchen, utility room and ground floor toilet. The first floor offers four double bedrooms serviced by a family bathroom suite. The master bedrooms has the added benefit of an en-suite. Externally the home has a block paved frontage providing off road parking for numerous cars that wraps around the side of the home. Secure wood gates provides access down the side of the home leading to the detached brick built garage. The rear garden is fully enclosed and private being mainly laid to lawn with a wood decking entertainment area.

## ENTRANCE PORCH

Enjoys a secure mahogany woodgrain door with obscured glass inserts, a side uPVC double glazed window and two internal doors allowing access into the entrance hall and downstairs WC.



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## DOWNSTAIRS CLOAKROOM

Measures approx. 1.49m x 0.87m (4' 11" x 2' 10").  
Enjoys a front uPVC mahogany wood grain effect double glazed window, a two piece suite in white comprising a wash hand basin and low flush WC.

## ENTRANCE HALL

Measures approx. 3.40m x 1.78m (11' 2" x 5' 10").  
Enjoys stairs rising to the first floor landing, internal doors allows access into the lounge, study and dining room, under the stairs storage and engineered oak flooring.

## STUDY

Measures approx. 3.40m x 2.50m (11' 2" x 8' 2").  
Enjoys a front mahogany woodgrain effect uPVC double glazed window, attractive wood vinyl flooring and built in wardrobes.

## LIVING ROOM

Measures approx. 6.62m x 3.80m (21' 9" x 12' 6").  
Enjoys dual aspect front uPVC mahogany woodgrain effect uPVC double glazed door and a rear uPVC mahogany woodgrain effect uPVC double glazed French doors, engineered oak flooring, a centrally positioned multi-fuel burner with brick surround and tiled hearth.



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## DINING ROOM

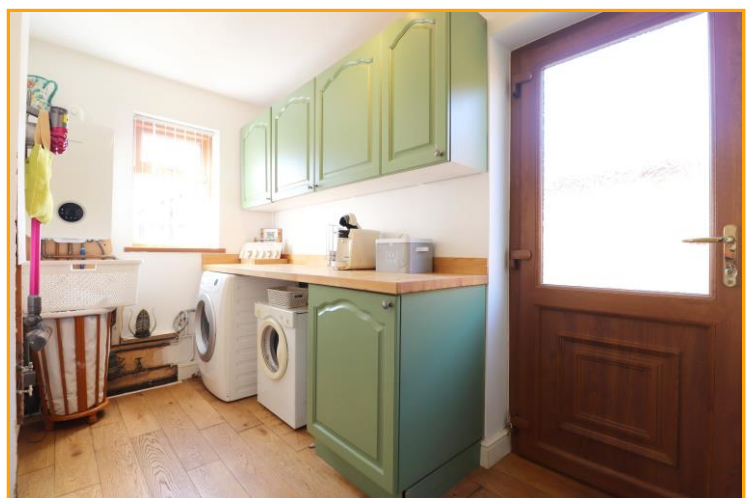
Measures approx. 3.12m x 4.38m (10' 3" x 14' 4"). Enjoys a side mahogany wood grain effect uPVC double glazed window, engineered oak flooring, multiple electric socket points, double doors allowing access into the lounge and an internal door allowing access into;

## KITCHEN

Measures approx. 4.14m x 2.92m (13' 7" x 9' 7"). Enjoys a rear and side mahogany wood grain effect uPVC double glazed windows. The kitchen enjoys an extensive range of matte green wall and base units with a complementary wood countertop, a four ring gas hob with below oven and grill, sink unit and drainer with stainless steel mixer tap, breakfast bar, engineered oak flooring, wall to ceiling coving, inset ceiling spotlights and an internal door allowing access into;

## UTILITY ROOM

Measures approx. 4.14m x 1.67m (13' 7" x 5' 6"). Enjoys a rear uPVC mahogany woodgrain effect uPVC double glazed window, a mahogany woodgrain effect personnel door allowing access to the driveway with obscured glass window, engineered oak flooring, matching units and countertop to the kitchen and ample space for an automatic washing machine and dryer and a wall mounted boiler.



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## FIRST FLOOR LANDING

With internal doors allowing access into four bedrooms and main family bathroom.

## MASTER BEDROOM 1

Measures approx. 3.74m x 3.85m (12' 3" x 12' 8"). Enjoys a front mahogany woodgrain effect uPVC double glazed window, wall to ceiling decorative coving and internal door allowing access into;

## EN-SUITE SHOWER ROOM

Measures approx. 1.97m x 1.78m (6' 6" x 5' 10"). Enjoys a front mahogany woodgrain effect uPVC double glazed obscured window, a three piece suite in white comprising a wash hand basin with vanity unit beneath, low flush WC and a walk in shower enclosure with chrome heated towel rail, attractive tiled effect vinyl flooring.

## DOUBLE BEDROOM 2

Measures approx. 3.45m x 1.65m (11' 4" x 5' 5"). Enjoys a front mahogany woodgrain effect uPVC double glazed window, multiple electric socket points.

## REAR BEDROOM 3

Measures approx. 2.78m x 2.98m (9' 1" x 9' 9"). Enjoys a rear mahogany woodgrain effect uPVC double glazed window, wood effect vinyl flooring and multiple electric socket points



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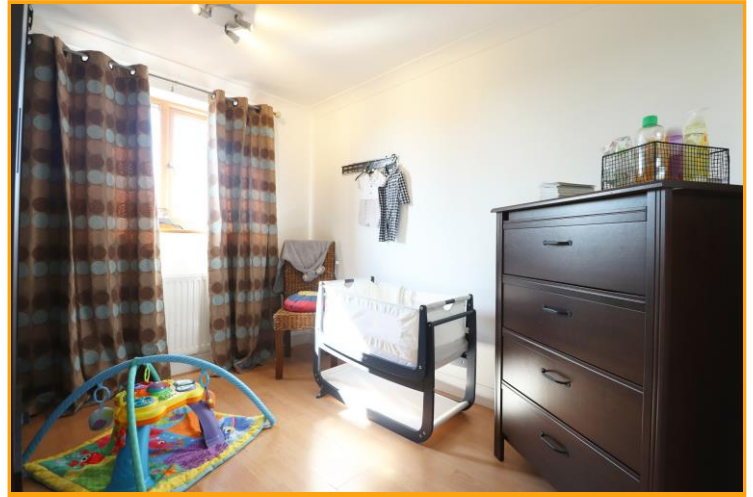
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## REAR BEDROOM 4

Measures approx. 3.07m x 2.63m (10' 1" x 8' 8").  
Enjoys a rear mahogany woodgrain effect uPVC double glazed window, wall to ceiling decorative coving and wood laminate flooring.

## MAIN FAMILY BATHROOM

Measures approx. 1.77m x 2.52m (5' 10" x 8' 3").  
Enjoys a rear obscured mahogany woodgrain effect uPVC double glazed window, beautifully tiled walls, a three piece suite in white comprising a wash hand basin with a built in vanity unit and storage surrounding, a low flush WC with hidden cistern and a p-shaped bath with overhead shower, attractive tiled effect vinyl flooring.



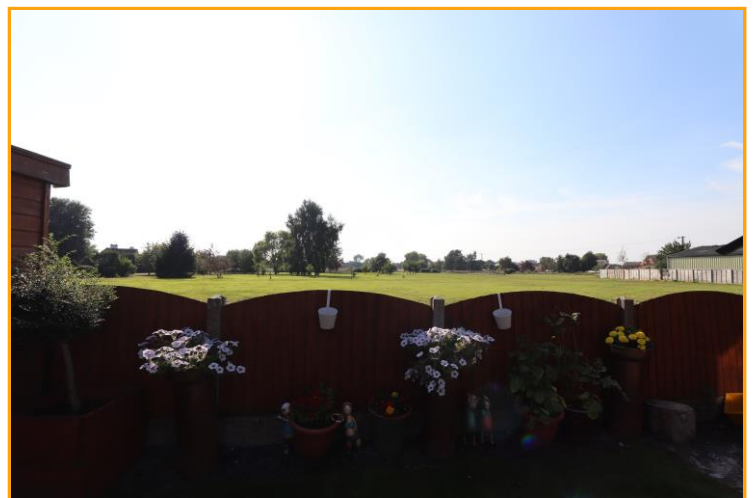
## GROUNDS

The front of the property has a block paved frontage providing off road parking for multiple vehicles with large wooden gates allowing access to the rear garden and detached brick built garage. The rear garden is fully enclosed and private being mainly laid to lawn with a wood decking entertainment area and beautiful views to the open fields to the rear.



## OUTBUILDINGS

The home benefits from a detached brick built garage, kennels and a wood storage shed.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

## DOUBLE GLAZING

## TENURE

## \*\*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.

### THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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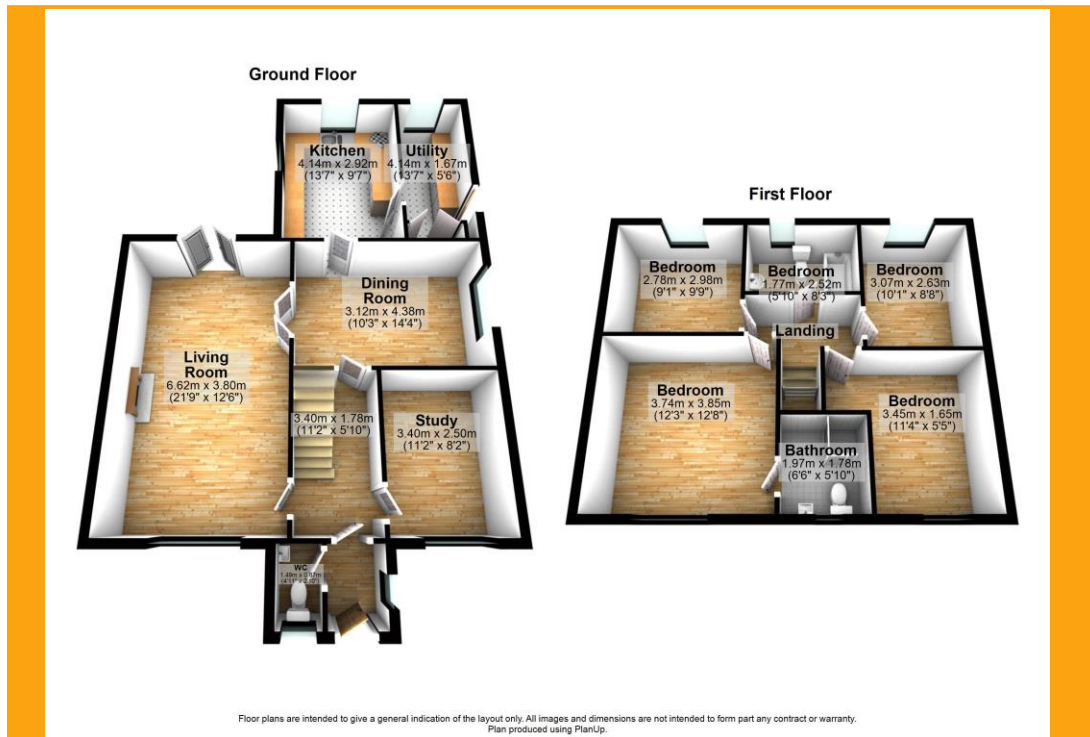
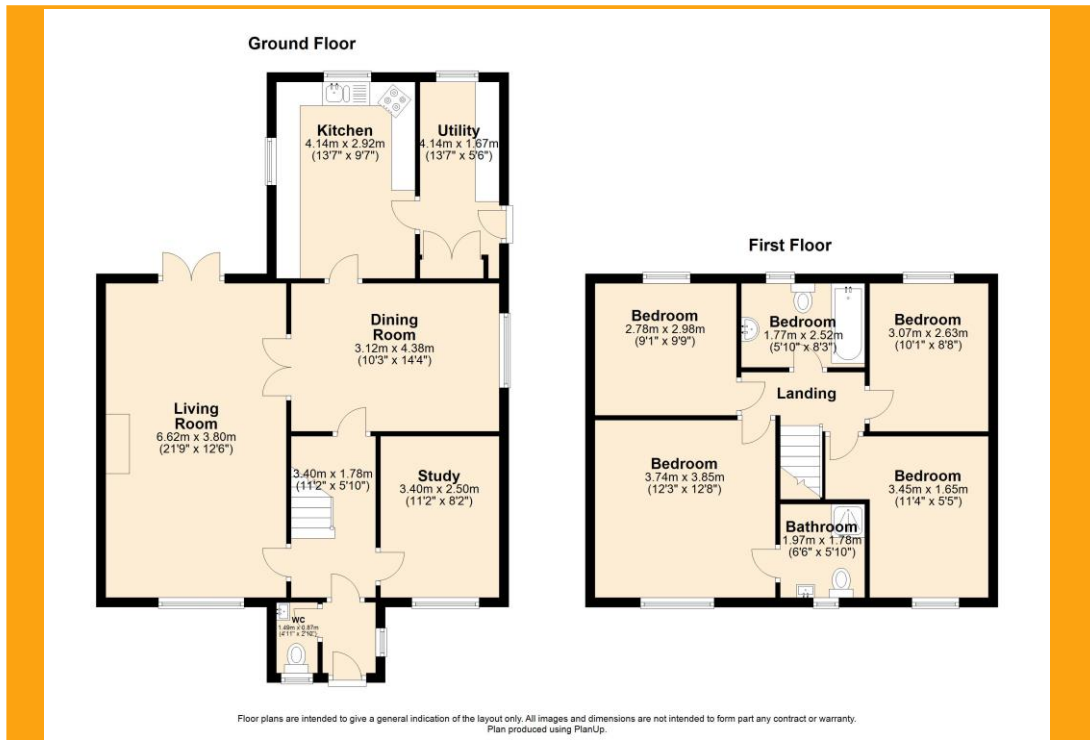
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