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Shared Ownership
£62,500

37 The Rookery

Scotter, Gainsborough, Lincolnshire, DN21 3FB
2 Bedroom Mid Terrace House

EPC Rating: TBC



- ✓ SHARED OWNERSHIP
- ✓ IDEAL FIRST TIME PURCHASE
- ✓ MODERN KITCHEN
- ✓ TWO DOUBLE BEDROOMS
- ✓ SOUGHT AFTER LOCATION
- ✓ ALLOCATED PARKING



29-31 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PN
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Ideal first time buy for someone wanting an easily affordable property in the fantastic village of Scotter. The home offers;

ENTRANCE HALLWAY

The home is approached through a secure uPVC double glazed door with obscured glass inserts leading into the kitchen.

KITCHEN

Measures approx. 3.09m x 2.70m (). With an extensive range of wooden effect white wall and base units with a complementary counter top, built in stainless steel sink unit and drainer, 4-ring gas hob with oven beneath and inset stainless steel extractor hood above, ample space for appliances including washing machine and fridge, front uPVC double glazed window and housing the Vaillant boiler, staircase leading to the first floor accommodation, attractive tiled splash back, attractive vinyl flooring and door leading off to;



CLOAKROOM

Enjoying a front uPVC double glazed window, low flush WC, wash hand basin with tiled splash back and attractive vinyl flooring.



LIVING ROOM

Measures approx. 5.04m x 3.71m (). Enjoying rear uPVC double glazed doors leading out to the rear garden, wall to ceiling coving, centrally positioned electric fireplace with attractive ornate and useful under stairs storage cupboard.



FIRST FLOOR LANDING

With a useful storage cupboard, loft access and doors off to;



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DOUBLE BEDROOM 1

Measures approx. 3.71m x 2.91m (). Enjoying a rear uPVC double glazed window.

DOUBLE BEDROOM 2

Measures approx. 3.7m x 2.89m (). Enjoying a front uPVC double glazed window.

BATHROOM

Measures approx. 1.88m x 1.7m (). Enjoying a white three piece suite comprising of a wash hand basin, low flush WC and bath with overhead shower and screen, part tiled walls, attractive vinyl flooring and extractor fan.

GROUNDS

The front of the property enjoys a small turfed area with a paved path allowing access to the front of the property. The rear garden is east facing and being mainly pebbled with a paved path allowing access to a rear gate which leads to the allocated parking. The garden also houses a wooden shed.



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SERVICES

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

CENTRAL HEATING

The property benefits from a gas 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.

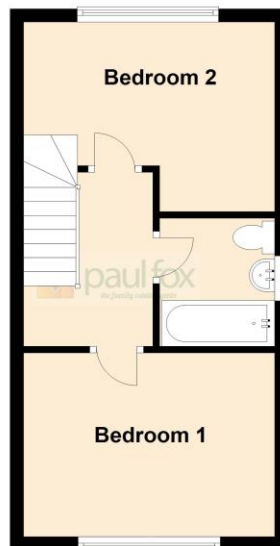
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Ground Floor



First Floor



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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