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the family estate agents

Price Guide  
**£550,000**

EPC Rating: D

## Akland House, Wharf Road

Ealand, Scunthorpe, North Lincolnshire, DN17 4JW  
5 Bedroom Detached House



- ✓ A DISTINCTIVE MODERN DETACHED FAMILY HOME
- ✓ 3 EXCELLENT RECEPTION ROOMS & REAR CONSERVATORY
  - ✓ OAK FITTED DINING KITCHEN
- ✓ 5 DOUBLE BEDROOMS WITH A MASTER EN-SUITE BATHROOM
  - ✓ FAMILY SHOWER ROOM
- ✓ MATURE LAWNED GARDENS WITH EXTENSIVE PARKING



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'Akland House' offers a rare opportunity to purchase a fine executive detached family residence of imposing presence offering well-presented and extensive accommodation comprising, central reception hallway, cloakroom, large main living room, formal dining room with rear conservatory, front sitting room with French doors to a quality oak fitted breakfasting kitchen, rear entrance and utility room. The first floor provides a central landing leading to 5 excellent double bedrooms with a master en-suite bathroom and a main family shower room. The property is set back from the road behind lawned gardens with an impressive driveway that continues into the rear allowing extensive parking for numerous vehicles. The rear garden is principally lawned with a flagged seating area and mature borders.

## CENTRAL RECEPTION HALLWAY

Measures 2.95m x 4.55m (9' 8" x 14' 11") maximum. Enjoying a front uPVC double glazed entrance door with patterned glazing and adjoining side lights, dado railing, wall to ceiling coving, staircase allowing access to the first floor accommodation with open spell balustrading and matching newel post, attractive parquet flooring with a majority being covered by carpeting and central ceiling rose.

## CLOAKROOM

Measures approx. 1.02m x 2.24m (3' 4" x 7' 4"). Enjoying a side uPVC double glazed window with inset patterned glazing and a two piece suite comprising a close couple low flush WC, pedestal wash hand basin, tiling to walls, two single wall light points and wall to ceiling coving.



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## FINE MAIN LIVING ROOM

Measures approx. 4.8m x 7.2m (15' 9" x 23' 7"). Enjoying a dual aspect with twin front uPVC double glazed windows, rear uPVC double glazed sliding patio doors allowing access to the garden, feature polished marbled fireplace with a central live flame coal effect gas fire, dado railing, wall to ceiling coving, multiple wall light points.

## FORMAL DINING ROOM

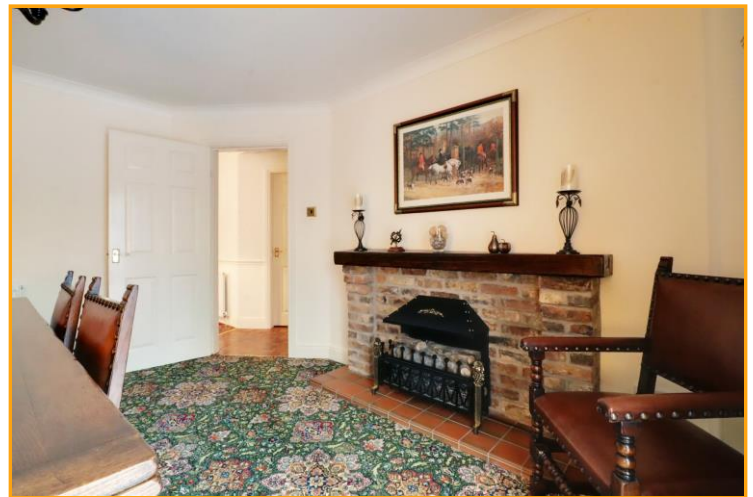
Measures approx. 4.17m x 3.97m (13' 8" x 13' 0"). Enjoying internal uPVC double glazed French doors allowing access to the conservatory, feature brick built fireplace with raised projecting tiled hearth, large wooden projecting mantel and wall to ceiling coving.

## CONSERVATORY

Measures approx. 3.25m x 3.74m (10' 8" x 12' 3"). Enjoying dwarf walling with above uPVC double glazed windows and side entrance doors, polycarbonate hipped and pitched roof with light and fan, tiled flooring and internal door leads through to the kitchen.

## FRONT SITTING ROOM

Measures approx. 4.72m x 4m (15' 6" x 13' 1"). Enjoying twin front uPVC double glazed windows, attractive feature marble fireplace with a decorative carved wooden surround and projecting mantel with electric fire, wall to ceiling coving and internal door through to the reception hallway and internal French glazed doors leads through to;



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## SPACIOUS FITTED KITCHEN

Measures approx. 4.73m x 4.8m (15' 6" x 15' 9"). Enjoying a dual aspect with rear and side uPVC double glazed window. The kitchen enjoys an extensive range of oak fitted low level units, drawer units and wall units with a number of wall units having glazed and leaded fronts and adjoining end displays, complementary patterned worktop with stone tiled splash backs incorporates a one and a half bowl stainless steel sink unit with drainer to the side and chrome block mixer tap, space for a range cooker with brick surround and inset extractor, central breakfasting table, wall to ceiling coving and doors through to;



## REAR ENTRANCE

Enjoying a rear uPVC double glazed entrance door with inset patterned glazing, wall to ceiling coving, double wall light point and doors through to;

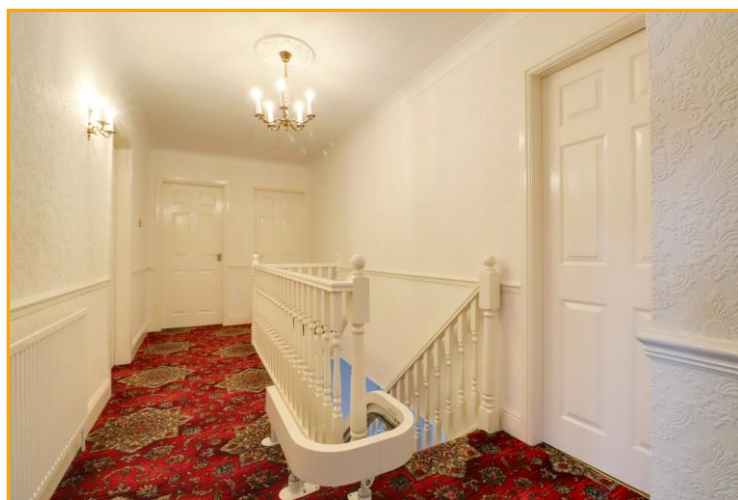
## UTILITY ROOM

Measures approx. 2.57m x 2.03m (8' 5" x 6' 8"). Enjoying a side uPVC double glazed window, fitted eye level oak cabinet, patterned worktop with plumbing beneath for an automatic washing machine, floor mounted central heating boiler, tiled flooring, wall to ceiling coving and loft access.



## FIRST FLOOR CENTRAL LANDING

Measures approx. 5.96m x 2.17m (19' 7" x 7' 1"). Enjoying continuation of open spell balustrading, dado railing, wall to ceiling coving, ceiling rose, loft access and doors off to;



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## REAR MASTER BEDROOM 1

Measures approx. 4.7m x 4.85m (15' 5" x 15' 11"). Enjoying a dual aspect with side and rear uPVC double glazed windows with fitted secondary glazing enjoying views across the gardens. The bedroom enjoys an extensive range of fitted furniture with hanging rails, side bed displays and vanity unit, wall mounted air conditioning, wall to ceiling, ceiling rose, TV point and doors through to;



## EN-SUITE BATHROOM

Measures approx. 2.1m x 2.73m (6' 11" x 8' 11"). Enjoying a rear uPVC double glazed window with inset patterned glazing and secondly glazing and enjoying a three piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath with shower attachment, fully tiled walls with wall to ceiling coving.



## FRONT DOUBLE BEDROOM 2

Measures approx. 4.7m x 3.98m (15' 5" x 13' 1"). Enjoying dual aspect with twin front and side uPVC double glazed window and wall to ceiling coving.

## FRONT DOUBLE BEDROOM 3

Measures approx. 4.8m x 3.13m (15' 9" x 10' 3"). Enjoying twin front uPVC double glazed windows and wall to ceiling coving.

## FRONT DOUBLE BEDROOM 4

Measures approx. 4.01m x 3.98m (13' 2" x 13' 1"). Enjoying a rear uPVC double glazed window and a bank of fitted wardrobes with central vanity. Enjoying twin front uPVC double glazed windows and wall to ceiling coving.



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## REAR DOUBLE BEDROOM 5

Measures approx. 4.17m x 3.5m (13' 8" x 11' 6"). Enjoying twin front uPVC double glazed windows and wall to ceiling coving.

## FAMILY SHOWER ROOM

Measures approx. 2.75m x 2.73m (9' 0" x 8' 11"). Enjoying a rear uPVC double glazed window with inset patterned glazing, built in airing cupboard with cylinder tank and shelving and enjoying a three piece suite comprising a low flush WC, pedestal wash hand basin and a walk in broad shower with overhead main shower and glazed screen, fully tiled walls and wall to ceiling coving.

## GROUNDS

The property occupies a beautiful mature plot with the front having a deep lawned garden with mature planted trees and with an extensive block laid driveway providing access to double opening timber security gates between decorative brick walling allowing access to a substantial tarmac driveway that provides a turning point and ample room for a caravan or motorhome if required. The rear garden comes principally lawned with mature planted shrub borders and with a flagged seating area adjoining the conservatory and having maturity walled boundaries.

## OUTBUILDINGS

Within the gardens and adjoining the driveway there is a brick built storeroom.



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## SERVICES

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

## CENTRAL HEATING

There is a gas fired central heating system to radiators.

## DOUBLE GLAZING

The property benefits from full 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.

## 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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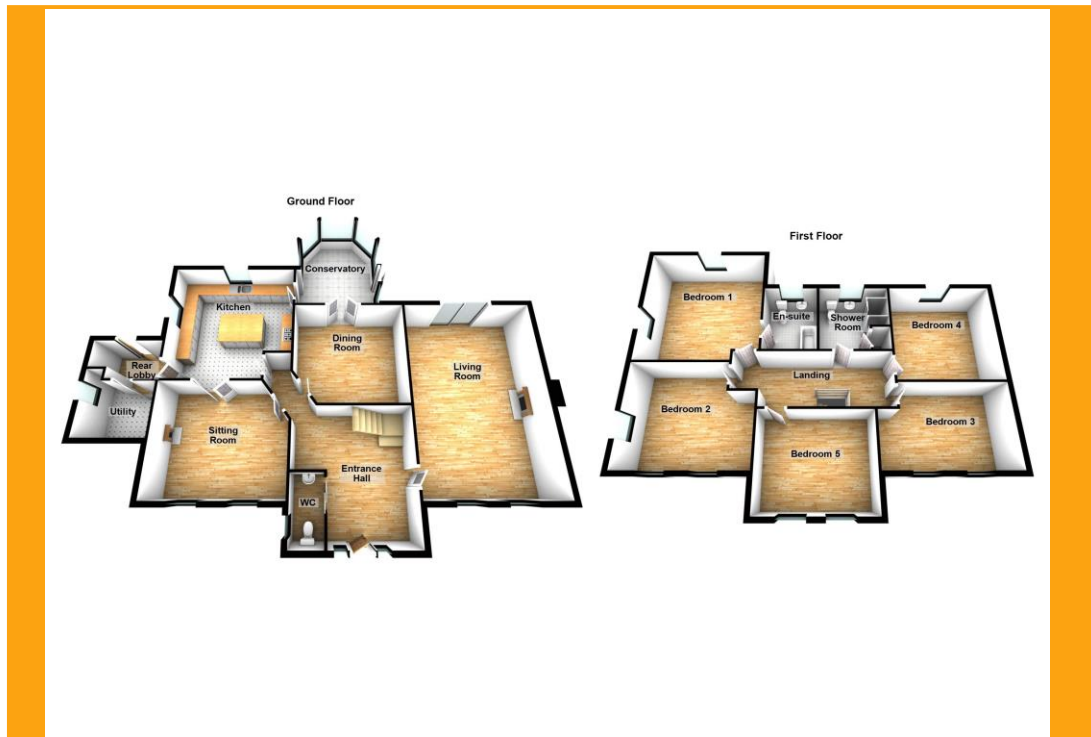


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