

Peacehaven, Mere Dyke Road, Luddington, Scunthorpe,
DN17 4RD
GUIDE PRICE £325,000



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Ref - 27983209

- Detached Family Home
- 4 Double Bedrooms
- 3 Reception Rooms
- En Suite & Family Bathroom
- Utility Room & Downstairs Shower Room
- Driveway & Double Garage
- Generous Rear Garden With Garden Room
- No Upward Chain

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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*** GUIDE PRICE £325,000 - £350,000 *** *** FANTASTIC FAMILY HOME *** Introducing 'Peacehaven' - a premium detached home which is perfectly configured for today's modern family. Located in the historic village of Luddington, it comes to the market with NO UPWARD CHAIN and is just to be another much loved long term home. The spacious and versatile accommodation comprises in brief: porch, entrance hall, study, dining room, lounge, recently refitted open plan dining kitchen to include premium appliances, utility room with access to the downstairs shower room. Upstairs, the landing leads to the 4 (DOUBLE) bedrooms (en suite to primary) and the family bathroom. Outside, the appealing rear requires little maintenance and has been enhanced with a superb summerhouse with power which is currently used as a bar - this space is great for Summer socialising. A generous driveway and a double garage to the front provide good off street parking. With a population of less than 500, this quiet semi rural community enjoys beautiful countryside walks on the doorstep and there is a primary school (OFSTED 'GOOD') within walking distance. The nearby market town of Crowle is only a 10 minute drive away, so this location provides the best of both worlds. Viewing is HIGHLY RECOMMENDED and is by appointment only. Call our sales team now to arrange a convenient time.

Ground Floor

Porch

UPVC entrance door to the front, uPVC obscured double glazed window to the side, tiled flooring and lantern light. Door to the entrance hall.

Entrance Hall

0m x 0m (0' 0" x 0' 0") 5.15m max x 2.32m max (16'11" max x 7'7" max) Stairs to first floor with timber spindles and balustrade, Double radiator, ceramic tiled flooring and uPVC double glazed full length window to either side of the front door, ceiling coving, ceiling spotlights, 2 storage cupboards offering useful storage space. Portuguese oak doors to the study, dining room, lounge and breakfast kitchen.

Study

Study 3.96m max x 3.04m max (13'0" max x 10'0" max) Double radiator, ceiling coving, ceiling spotlights and UPVC double glazed window to front.

Dining Room

3.96m max x 3.55m max (13'0" max x 11'8" max) - Double radiator, ceiling coving, uPVC double glazed window to front and French doors to the lounge.

Lounge

6.44m max x 5.44m max (21'2" max x 17'10" max) 'L' shaped lounge. Feature Portuguese limestone fire surround with chrome and matte black electric fire and decorative coals. 3 double radiators, 2uPVC double glazed windows to the rear.

Breakfast Kitchen

3.95m max x 3.83m max (13'0" max x 12'7" max) A range of matching maple wall & base units with decorative brushed steel handles. Work surfaces incorporating a twin 'Blanco' sink and drainer unit. Integrated appliances to include; electric double oven & electric hob with extractor over, dishwasher and wine rack. double radiator, ceramic tiled floor, ceiling spotlights, ceiling coving and UPVC double glazed window to the rear. Door to the utility room.

Utility Room

1.94m max x 1.84m max (6'4" max x 6'0" max) A range of matching Maple wall & base units with decorative brushed steel handles. Plumbing for washing machine and tumble dryer. Ceramic tiled floor, uPVC double glazed window to side. Ceiling spotlights, ceiling coving, extractor fan. Door to the side and door to the shower room.

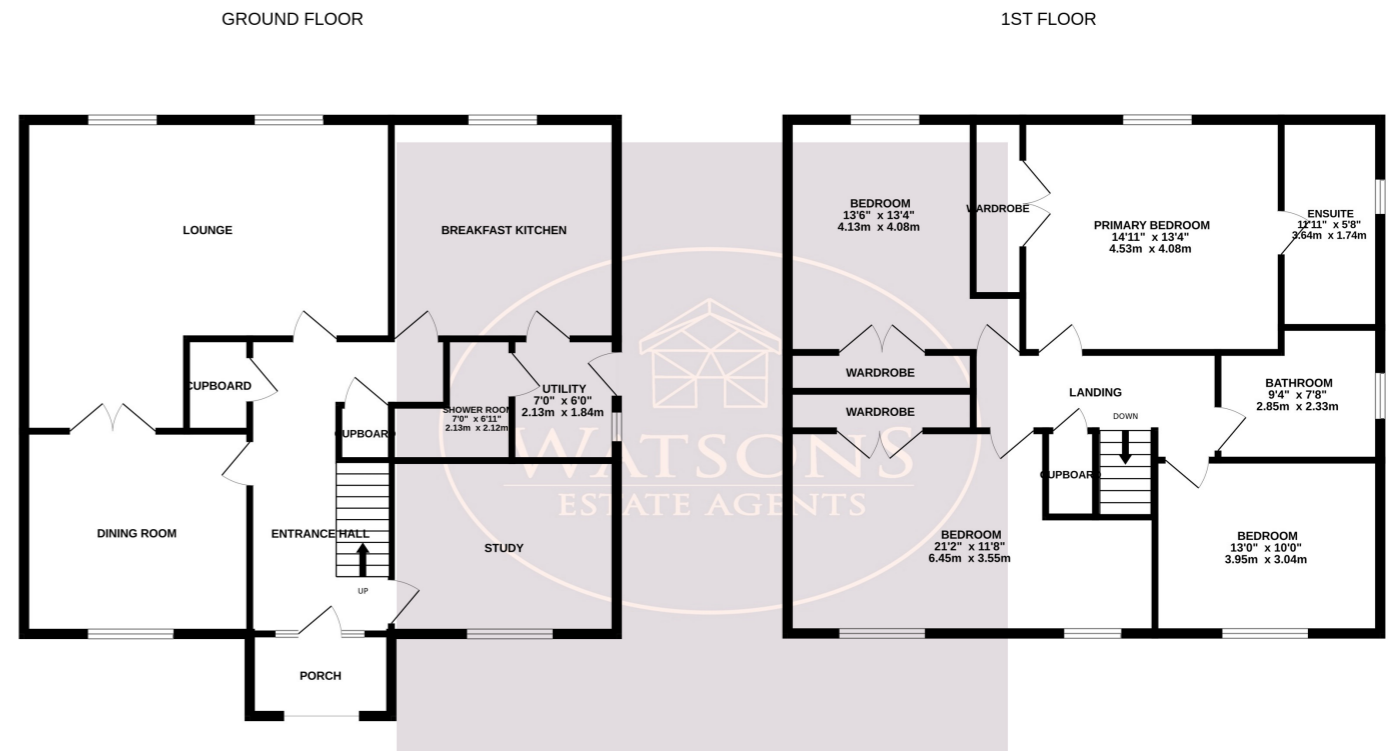
Shower Room

1.95m max x 1.91m max (6'5" max x 6'3" max) 3 piece suite in white comprising WC, vanity sink unit and walk in shower cubicle with bi-folding door with mains shower. Ceiling spotlights, extractor fan, ceiling coving, ceramic tiled flooring and chrome heated towel rail.

First Floor

Landing

Timber spindles and balustrades. Access to the attic (partially boarded with power and lighting). Ceiling coving, ceiling spotlights, walk in linen cupboard, Portuguese oak doors to all bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Primary Bedroom

4.54m max x 4.07m max (14'11" max x 13'4" max) UPVC double glazed window to rear with open views, fitted double wardrobe providing double hanging, pull out drawer and additional shelved storage space. Ceiling spotlights, ceiling coving, double radiator and door to the en suite.

En Suite

3.64m max x 1.74m max (11'11" max x 5'9" max) 4 piece suite in white comprising WC, vanity sink unit, bath and oversized shower cubicle. Mirror and vanity cupboard with down lighters. Chrome heated towel rail, ceramic tiled floor, extractor fan, ceiling coving, wall heater, obscured uPVC double glazed window to side.

Bedroom 2

6.44m max x 3.57m max (21'2" max x 11'9" max) L' shaped room. 2 uPVC double glazed windows to front with open views, ceiling coving, ceiling spotlights, double radiator. Fitted double wardrobe.

Bedroom 3

4.08m max x 3.27m max (13'5" max x 10'9" max) UPVC double glazed window to rear with open views, ceiling spotlights, ceiling coving and fitted double wardrobes.

Bedroom 4

3.96m max x 3.05m max (13'0" max x 10'0" max) UPVC double glazed window to front with open views, double radiator, ceiling spotlights and ceiling coving.

Bathroom

2.86m max x 2.15m max (9'5" max x 7'1" max) 3 piece suite in white comprising WC, vanity sink unit and 2 person corner spa bath with floating shower head. Chrome heated towel rail, ceiling spotlights, extractor fan, electric heater and ceramic tiled flooring.

Outside

To the front of the property is a dwarf brick wall. A tarmac driveway provide off road parking for several vehicles and leads to double garage with an electric roller shutter door, lighting and power. Eaves storage, housing the Worcester Bosch combination boiler and door to the side. The rear garden offers a good level of privacy and comprises a paved patio seating area, timber built garden room with power and lighting. Artificial lawn, wall lighting, power points and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.