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the family estate agents

Price Guide
£399,950

EPC Rating: C

20-22 Westfield Garth

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



- ✓ A SUBSTANTIAL DETACHED FAMILY HOME
 - ✓ 3 EXCELLENT RECEPTION ROOMS
 - ✓ FITTED KITCHEN & UTILITY ROOM
- ✓ 5 BEDROOMS WITH 3 EN-SUITE SHOWER ROOMS
 - ✓ LARGE FAMILY BATHROOM
 - ✓ PRIVATE REAR GARDEN



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UN-APPROVED DRAFT BROCHURE

A substantial modern detached home set within one of the villages finest developments providing well-proportioned and versatile accommodation that must be viewed internally to fully appreciate. The accommodation comprises;

IMPRESSIVE CENTRAL RECEPTION HALLWAY

Measures approx. 3.77m x 4.54m (12' 4" x 14' 11"). With front uPVC double glazed entrance door with patterned leaded glazing and adjoining sidelights, staircase allows access to the first floor accommodation with open spell balustrading, enjoying a large understairs storage cupboard with two points of entry, wall to ceiling coving and personal door leads through to the garage.

CLOAKROOM

With a front uPVC double glazed window with inset patterned leaded glazing and a two piece suite comprising a low flush WC, wall mounted wash hand basin, tiled effect cushioned flooring and part tiling to walls.

PLAYROOM

Measures approx. 3.56m x 2.96m (11' 8" x 9' 9") plus projecting uPVC double glazed and leaded bay window and TV point.

LARGE MAIN LIVING ROOM

Measures approx. 6.19m x 3.96m (11' 8" x 13' 0") plus projecting broad rear uPVC double glazed and leaded bay window, twin uPVC and leaded window to the side with a central Victorian style fireplace, TV point and internal



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SPACIOUS FITTED KITCHEN

Measures approx. 3.74m x 4.86m (12' 3" x 15' 11"). Enjoying a rear uPVC double glazed and leaded window, access through to the dining room and utility. The kitchen enjoys an extensive range of matching low level units, drawer units and wall units with button pull handles and a complementary patterned rolled edge working top surface with tiled splash backs incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, built in four ring gas hob with double oven beneath and overhead extractor, tiled flooring and inset ceiling spotlights.

DINING ROOM

Measures approx. 3.56m x 3.96m (20' 4" x 13' 0"). With rear uPVC double glazed French doors allowing access to the garden and wall to ceiling coving.

UTILITY ROOM

Measures approx. 1.62m x 1.94m (5' 4" x 6' 4"). With rear uPVC double glazed entrance door with patterned glazing and adjoining window, matching base units to the kitchen with an above patterned rolled edge worktop which incorporates a single sink unit with drainer to the side and block mixer tap, space and plumbing for an automatic washing machine and dryer and continuation of tiled flooring from the kitchen.

FIRST FLOOR LANDING

Measures approx. 3.74m x 2.71m (12' 3" x 8' 11"). Enjoys continuation of open spell balustrading, wall to ceiling coving, loft access with drop down ladder and large built in airing cupboard with cylinder tank and shelving.



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MASTER BEDROOM 1

Measures approx. 3.55m x 5.19m (11' 8" x 5' 10").
With rear uPVC double glazed window with patterned glazing and doors to;

EN-SUITE SHOWER ROOM

Measures approx. 3.55m x 1.79m (11' 8" x 17' 0").
With front uPVC double glazed window with inset patterned and leaded glazing and a suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with main shower, inset tiled walls and glazed screen, part tiling to walls and tiled effect cushioned flooring.

REAR DOUBLE BEDROOM 2

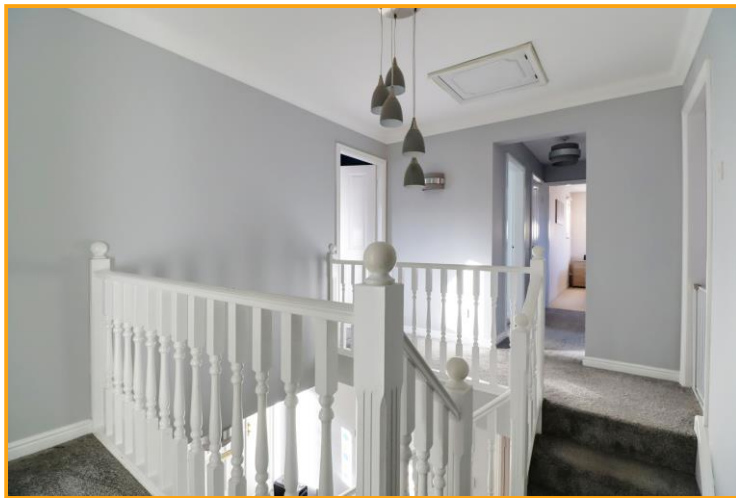
Measures 3.75m x 4.86m (12' 4" x 15' 11") maximum.
With a rear uPVC double glazed and leaded window and doors through to;

EN-SUITE SHOWER ROOM

Measures approx. 0.73m x 2.65m (2' 5" x 8' 8").
Benefits from a three piece suite comprising a low flush WC, wall mounted wash hand basin with tiled splash back, walk in shower cubicle with electric shower and glazed screen, inset tiled walls, tiled effect cushioned flooring and inset ceiling spotlights.

DOUBLE BEDROOM 3

Measures approx. 2.79m x 3.97m plus door opening recess (9' 2" x 13' 0").
Enjoying a dual aspect with front and rear uPVC double glazed and leaded windows, TV point and doors through to;



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EN-SUITE SHOWER ROOM

Measures approx. 0.73m x 2.69m (2' 5" x 8' 10"). Benefits from a three piece suite comprising a low flush WC, wall mounted wash hand basin with tiled splash back, walk in shower cubicle with electric shower and glazed screen, inset tiled walls, tiled effect cushioned flooring and inset ceiling spotlights.

FRONT DOUBLE BEDROOM 4

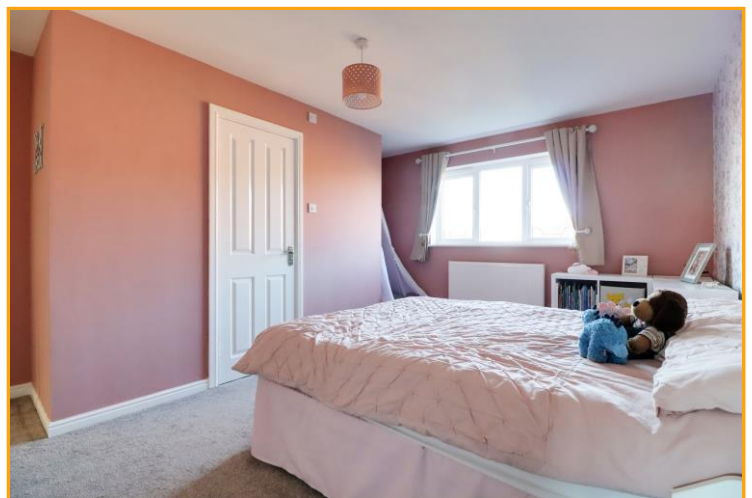
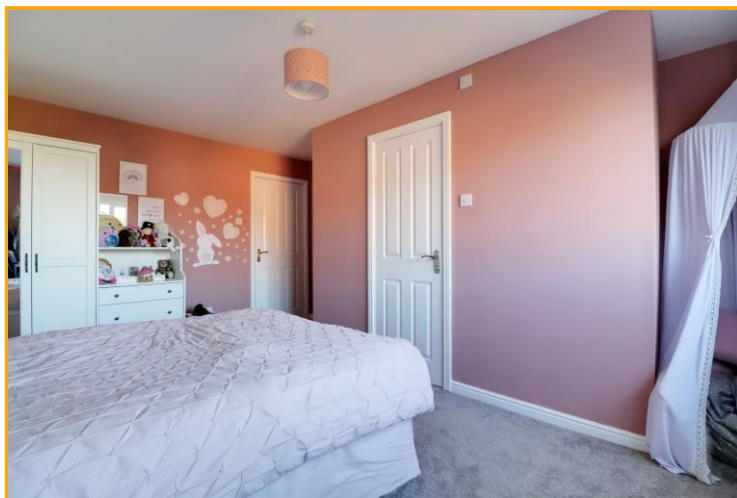
Measures approx. 2.94m x 5.35m plus door opening recess (9' 8" x 17' 7"). Enjoying a front uPVC double glazed and leaded window.

FRONT BEDROOM 5

Measures approx. 3.74m x 1.73m (12' 3" x 5' 8") plus a projecting front uPVC double glazed and leaded window.

MAIN FAMILY BATHROOM

Measures approx. 2.53m x 2.98m (8' 4" x 9' 9"). With a rear uPVC double glazed window with inset patterned glazing benefitting from a four piece suite in white comprising a low flush WC, pedestal wash hand basin, large corner fitted panelled bath and a walk in shower cubicle with overhead main shower with glazed screen, part tiling to walls and tiled effect cushioned flooring.



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GROUNDS

The property sits on an extremely broad plot with the front having a number of lawned areas and flagged pathway to the sheltered front entrance door. The front enjoys a block laid driveway providing parking and access to the garaging and with access to the either side of the property allowing room and storage for a caravan or motorhome if required. The rear garden is fully enclosed enjoying an excellent degree of privacy being principally lawned for ease of maintenance and with a flagged seating area.

MAIN GARAGE

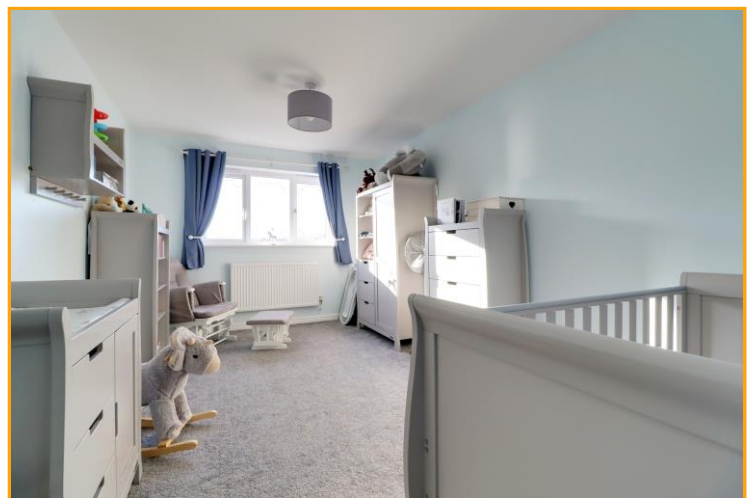
The property enjoys the benefit of an integral double garage with the first garage measuring 3m x 5.25m (9' 10" x 17' 3") with electric up and over front door, personal door through to the reception hallway, benefits from internal power and lighting and with access through to;

REAR WORKSHOP

Measures approx. 2.8m x 2.68m (9' 2" x 8' 10"). With side uPVC double glazed window with patterned glazing, wall mounted Valliant gas central heating boiler, cushioned flooring and has a dividing breeze block wall through to;

SECOND GARAGE

Measures approx. 2.8m x 2.4m (9' 2" x 7' 10"). With up and over front door.



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SERVICES

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

CENTRAL HEATING

There is a modern gas fired central heating system to radiators with the boiler being installed approximately 12 months ago.

DOUBLE GLAZING

The property benefit 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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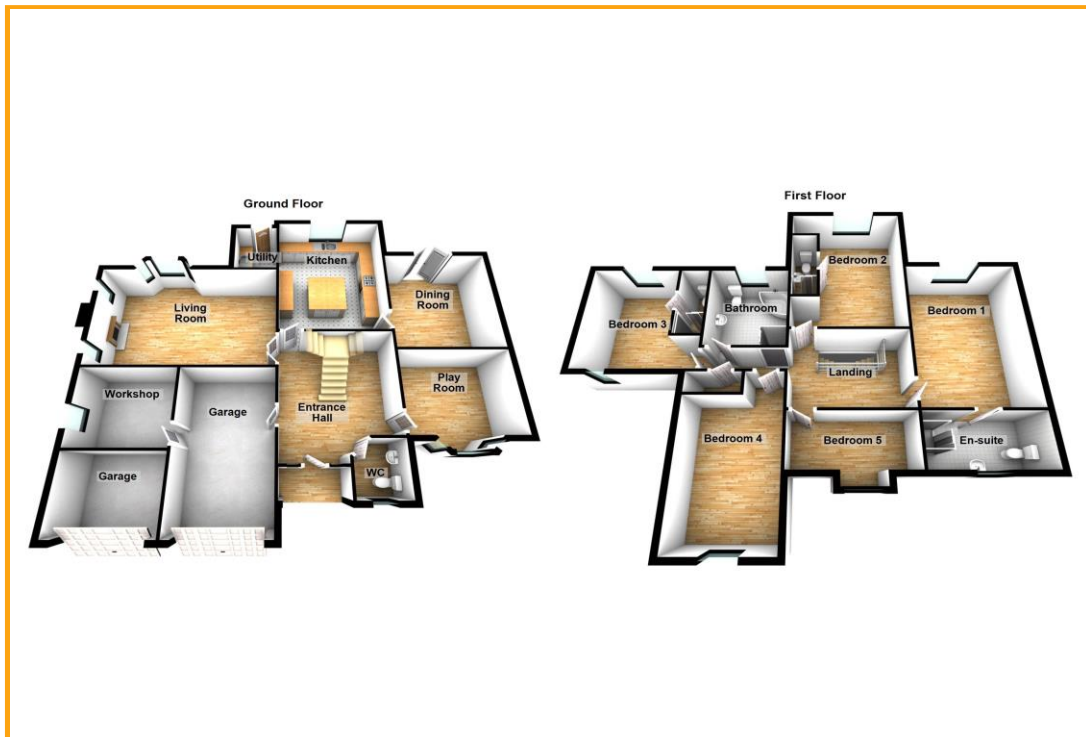


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