



40 Charles Lovell Way, Scunthorpe, Lincolnshire. DN17 1YL

- DETACHED BUNGALOW
- PRIVATE CUL-DE-SAC POSITION
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- FITTED BREAKFAST KITCHEN
- SHOWER ROOM
- SURROUNDING GARDENS
- AMPLE FRONT PARKING & GARAGING
- NO UPWARD CHAIN
- VIEW VIA OUR SCUNTHORPE OFFICE



PROPERTY DESCRIPTION

**** NO UPWARD CHAIN ** QUIET CUL-DE-SAC LOCATION ** GENEROUS PRIVATE POSITION **** A fine detached bungalow, privately set within a highly desirable cul-de-sac location. The property offers well maintained and proportioned accommodation briefly comprising, spacious front living room with open access to a separate dining room, fitted breakfast kitchen, 3 bedrooms and a main shower room. Occupying private surrounding gardens with ample off street parking leading to a spacious detached garage. Finished with full uPvc double glazing and a modern gas fired central heating system. Viewing comes highly recommended. View via our Scunthorpe office. EPC Rating: TBC, Council Tax Band: C.



ROOM DESCRIPTIONS

BREAKFAST KITCHEN

2.76m x 3.85m (9' 1" x 12' 8"). Including a side uPVC double glazed entrance door with inset pattern glazing with a further adjoining uPVC double glazed window. The kitchen includes a range of cream fronted low level units, drawer units and wall units with brushed aluminum style pull handles and a laminate working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side with tiled splash back, space for a free standing cooker, plumbing for an automatic washing machine, space for an undercounter tumble dryer and further space for a tall fridge freezer, tiled flooring, wall to ceiling coving, wall mounted alarm keypad and a further internal hardwood glazed door allows access through to;

INNER HALLWAY

With loft access, wall mounted Honeywell thermostatic control, wall to ceiling coving and an internal glazed door allowing access through to;

FRONT LOUNGE

4.1m x 4.78m (13' 5" x 15' 8"). With a front bow uPVC double glazed window, dado railing, wall to ceiling coving, feature live flame gas coal effect fire with bricked backing and matching hearth and decorative wooden mantle, TV input and an archway leading through to;

DINING ROOM

2.7m x 4.83m (8' 10" x 15' 10"). With a front uPVC double glazed window, side uPVC double glazed window, wall to ceiling coving and a built-in storage cupboard which houses the Baxi gas boiler.

SHOWER ROOM

1.88m x 3.02m (6' 2" x 9' 11"). With a side uPVC double glazed window with frosted glazing and a three piece suite comprising of a double walk in shower cubicle with raised tray, sliding glazed door with Triton electric shower with tiled splash backs, oval wash hand basin with storage units beneath and matching drawers with an adjoining low flush WC, tiled splash back, tiled flooring and a built in airing cupboard which houses the cylinder tank.

REAR DOUBLE BEDROOM 1

3m x 3.36m (9' 10" x 11' 0"). With a rear uPVC double glazed window, wall to ceiling coving and TV input.

REAR DOUBLE BEDROOM 2

2.71m x 3.81m (8' 11" x 12' 6"). With a rear uPVC double glazed window, wall to ceiling coving and further twin French doors allowing access to a patio area.

BEDROOM 3

2.55m x 2.76m (8' 4" x 9' 1"). With a side uPVC double glazed window and wall to ceiling coving.

GROUNDS

To the rear of the bungalow enjoys a low maintenance flagged patio area with artificial turf with surrounding secure hedging and fencing providing an excellent degree of privacy, the side of the property consists of a further patio area with timber-built summer house. A spacious front hard standing driveway provides ample off street parking and leads to a sizeable concrete sectional garage with up and over door. Further to the front includes artificial turf with raised planted borders and boundary hedging.



FLOORPLAN & EPC



Total area: approx. 85.2 sq. metres (917.0 sq. feet)
 Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.
 Plans produced using Planity.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Scunthorpe
 29-31, Oswald Road, Scunthorpe, DN15 7PN
 01724 282868
 scunthorpe@paul-fox.com