



4 Peregrine Way, Scunthorpe, Lincolnshire. DN16 3FZ

- A MODERN SEMI-DETACHED HOUSE
- QUIET CUL-DE-SAC POSITION
- PRIVATE ENCLOSED REAR GARDEN
- FRONT DRIVEWAY & GARAGING
- ATTRACTIVE FITTED KITCHEN/DINING ROOM
- FRONT LIVING ROOM
- 3 GENEROUS BEDROOMS WITH A MASTER EN-SUITE
- LARGE FAMILY BATHROOM
- EXCELLENT LOCATION FOR SCHOOLING & FACILITIES
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE



PROPERTY DESCRIPTION

A superbly presented and well proportioned modern semi-detached house quietly positioned and with an excellent location for local schooling and a vast array of facilities and amenities. The accommodation, thought ideal for a couple or family, comprises, front entrance porch, fine front living room, inner hallway, cloakroom, feature open plan dining kitchen with patio doors to the garden. The first floor has a central landing leading to 3 generous bedrooms with a master en-suite shower room and a spacious main family bathroom. The front provides parking for a number of vehicles that allows direct access to an integral single garage with the private rear being principally lawned and having a raised flagged seating area. Finished with uPvc double glazing and a modern gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Scunthorpe office.



ROOM DESCRIPTIONS

FRONT ENTRANCE PORCH

1.07m x 1.2m (3' 6" x 3' 11"). With a double glazed entrance door with patterned glazing, attractive cushioned flooring and doors through to;

FINE FRONT LIVING ROOM

3.15m x 4.91m (10' 4" x 16' 1"). With a front uPVC double glazed window, attractive laminate flooring, TV point, wall to ceiling coving and doors through to;

INNER HALLWAY

Provides a return staircase leading to the first floor accommodation, continuation of flooring from the living room and wall mounted thermostatic control and programmer to the central heating.

CLOAKROOM

1.4m x 0.97m (4' 7" x 3' 2"). Enjoys a two piece suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash back and tiled flooring.

ATTRACTIVE FEATURE OPEN PLAN DINING KITCHEN

5.75m x 2.35m (18' 10" x 7' 9"). Having a rear uPVC double glazed window and matching French doors allowing access to the garden and feature wooden style tiled flooring. The kitchen enjoys a range of modern matte finished low level units, drawer units and wall units with brushed aluminum style pull handles and with a complementary wooden styled rolled edge working top surface with matching uprising that incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead canopied extractor, plumbing and space available for appliances and TV point.

FIRST FLOOR LANDING

3m x 1.94m (9' 10" x 6' 4"). Has a useful built-in over the stairs storage cupboard, loft access and doors to;

FRONT DOUBLE BEDROOM 1

4.26m x 2.91m (14' 0" x 9' 7"). With a two front uPVC double glazed windows, fitted wardrobe with sliding mirrored fronts, TV point and doors through to;

EN-SUITE SHOWER ROOM

1.43m x 2.1m (4' 8" x 6' 11"). With a front uPVC double glazed window with patterned glazing and tiled sill, benefitting from a three piece suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash back, double shower cubicle with overhead main shower, tiled walls and glazed screen and tiled flooring.

REAR DOUBLE BEDROOM 2

2.68m x 3.43m (8' 10" x 11' 3"). With a rear uPVC double glazed window.

REAR DOUBLE BEDROOM 3

3.02m x 2.43m (9' 11" x 8' 0"). With a rear uPVC double glazed window and TV point.

ATTRACTIVE FAMILY BATHROOM

2.68m x 1.72m (8' 10" x 5' 8"). With side uPVC double glazed window with obscured glazing and benefitting from a three piece suite in white comprising a low flush WC, pedestal wash hand basin, a panelled bath with tiled surround and tiled flooring.

OUTBUILDINGS

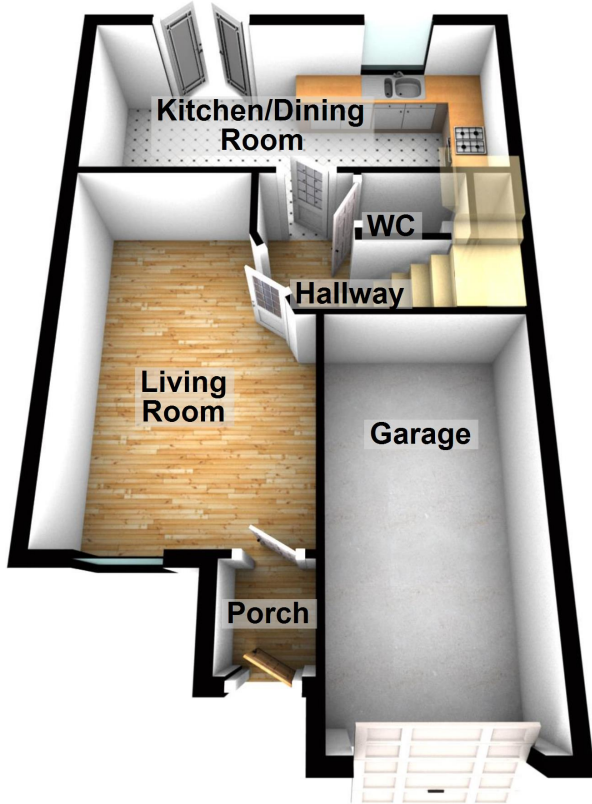
The property benefits from integral single garage measuring 2.41m x 4.92m (7' 11" x 16' 2") with up and over front door and internal power and lighting.

GROUNDS

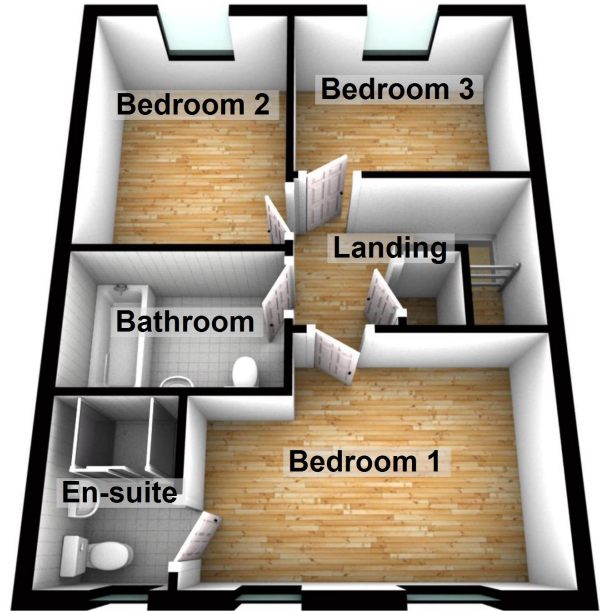
The front of the property has a manageable lawned garden with a tarmac and pebbled driveway providing parking for a number of vehicles allowing direct access to the integral single garage beyond the shared driveway there is a lawned section that can assist with parking if required. A perimeter flagged pathway continues to the side with gated access leading to a private enclosed rear garden of generous size being principally lawned with flagged seating area and feature pergola.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	