



22 Walker Drive, Winterton, Lincolnshire. DN15 9PW

- A MODERN SEMI-DETACHED BUNGALOW
- NO UPWARD CHAIN
- PLEASANT CUL-DE-SAC POSITION
- ATTRACTIVE FITTED KITCHEN & SHOWER ROOM
- FRONT LIVING ROOM
- 2 DOUBLE BEDROOMS
- PRIVATE ENCLOSED REAR GARDEN
- SIDE DRIVEWAY & BRICK GARAGE



PROPERTY DESCRIPTION

**** NO UPWARD CHAIN **** A well proportioned and presented modern semi-detached bungalow situated within a small cul-de-sac offering vacant accommodation comprising, central entrance hallway, front living room, attractive fitted dining kitchen, 2 double bedrooms and a modern shower room. The property enjoys manageable lawned gardens with planted borders, being private to the rear and having a flagged patio. The side benefits from a hardstanding driveway with a detached brick built garage. Finished with uPvc double glazing, gas fired central heating and solar panels. Viewing comes with the agents highest of recommendations. View via our Scunthorpe office.



ROOM DESCRIPTIONS

CENTRAL ENTRANCE HALLWAY

With front uPVC double glazed entrance door with inset patterned leaded glazing and adjoining sidelight, wooden style laminate flooring, loft access, built in airing cupboard with shelving.

LIVING ROOM

4.06m x 3.24m (13' 4" x 10' 8"). With a front uPVC double glazed bow window with diamond lead finish, wooden style lino flooring, electric fire with raised curved edged granite hearth and TV point.

DINING KITCHEN

3.36m x 3.08m (11' 0" x 10' 1"). With a side uPVC double glazed entrance door with inset patterned leaded glazing and rear uPVC double glazed window. The kitchen enjoys a range of modern beveled edge matching low level units, drawer units and wall units with brushed aluminum style pull handles, a complementary patterned rolled edge working top surface with tiled splash back incorporating a double stainless steel sink unit with drainer to the side and block mixer tap, built in four ring electric hob with oven beneath and overhead stainless steel and glazed canopied extractor, wall mounted Vaillant gas fired condensing combination central heating boiler, space for a fridge freezer and washing machine, wood style laminate flooring and fluorescent strip light.

FRONT DOUBLE BEDROOM 1

3.16m x 3.24m (10' 4" x 10' 8"). With a front uPVC double glazed and leaded window and wooden style lino flooring.

REAR DOUBLE BEDROOM 2

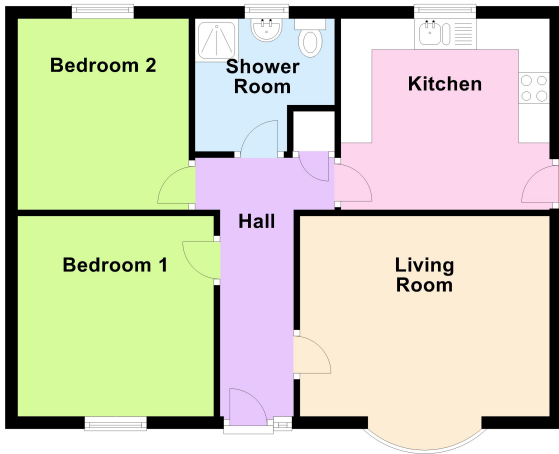
2.76m x 3.08m (9' 1" x 10' 1"). With a rear uPVC double glazed window and wooden style lino flooring

MAIN FAMILY SHOWER ROOM

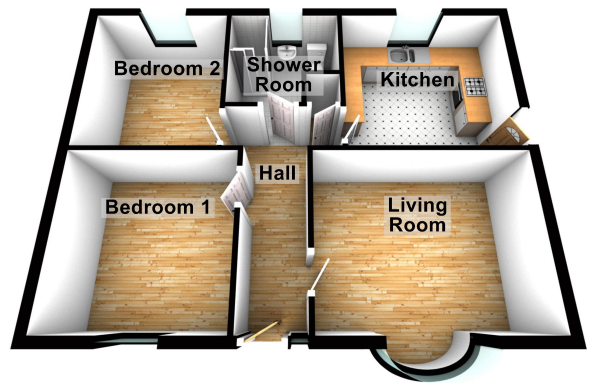
2.25m x 2.15m (7' 5" x 7' 1"). With a rear uPVC double glazed window with inset patterned glazing, a three piece modern suite in white comprising a low flush WC, vanity wash hand basin with storage cabinet beneath and a walk in shower cubicle with overhead electric shower and glazed screen, wooden style cushioned flooring, tiling to walls with decorative boarder and a corner fitted storage cupboard.



Ground Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	86	
(69-80)	C		
(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	

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