



# 20 Maple Tree Way, Scunthorpe, Lincolnshire. DN16 1LN

- WELL PRESENTED SEMI-DETACHED HOME
- FANTASTIC LOCATION
- SPACIOUS LOUNGE & DINING ROOM
- THREE GENEROUS BEDROOMS
- STUNNING TILED BATHROOM SUITE
- AMPLE OFF ROAD PARKING & GARAGE/CAR PORT



## PROPERTY DESCRIPTION

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**\*\*WELL PRESENTED SEMI-DETACHED HOME\*\*\*GREAT LOCATION CLOSE TO TOWN CENTRE\*\*** Close to the town centre, transport links and much more this well presented semi-detached home would be an ideal first time buy. The home briefly comprises an entrance hall, lounge, dining room and kitchen to the ground floor. The first floor offers three spacious bedrooms serviced by a stunning tiled bathroom suite. Externally the home resides behind a small walled boundary leading onto a lawned frontage with a drive providing off road parking whilst giving access to the car port and garage. The rear garden is relatively private being mainly laid to lawn with a patio entertainment area. Viewings are highly recommended!



## ROOM DESCRIPTIONS

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### ENTRANCE HALL

4.79m x 1.89m (15' 9" x 6' 2"). With front uPVC door with obscured glazed inserts with adjoining obscured glass side panelling, a side uPVC obscured window, single flight staircase rising to the first floor landing with open spell solid wood white balustrading, internal doors allowing access into the lounge kitchen and dining room with a useful understairs storage/pantry, carpeted flooring, thermostatic gauge and wall to ceiling coving.

### LOUNGE

3.48m x 3.61m (11' 5" x 11' 10"). With a front uPVC double glazed bay window, carpeted flooring, wall to ceiling coving, electric points TV aerial point and central electric fire.

### DINING ROOM

3.71m x 3.61m (12' 2" x 11' 10"). With rear uPVC double glazed French doors giving access to the rear garden paved patio entertainment area with adjoining sidelight, carpeted flooring, wall to ceiling coving, electric point and TV aerial point.

### KITCHEN

5.03m x 1.89m (16' 6" x 6' 2"). Enjoying a side uPVC double glazed window and uPVC personnel door with obscured glazed insert giving access to the drive. The kitchen enjoys an extensive range of gloss white wall, base and drawer units with a curved edged complementary countertop, attractive tiled splash back, tiled effect vinyl flooring, ample space and plumbing for white goods, free standing cooker, stainless steel sink unit and drainer, loft hatch and a two year old wall mounted boiler.

### FIRST FLOOR LANDING

3.65m x 3.61m (12' x 11' 10"). With a rear uPVC double glazed window, two sets of built-in wardrobes and carpeted flooring.

### MASTER BEDROOM 1

3.65m x 3.61m (12' x 11' 10"). With a rear uPVC double glazed window, two sets of built-in wardrobes and carpeted flooring.

### FRONT DOUBLE BEDROOM 2

3.54m x 3.61m (11' 7" x 11' 10"). With a front uPVC double glazed window, wall to ceiling coving and carpeted flooring, multiple electric socket points.

### FRONT BEDROOM 3

2.23m x 1.89m (7' 4" x 6' 2"). With front uPVC double glazed window, wall to ceiling coving and wood laminate flooring.

### MODERN FAMILY BATHROOM

2.16m x 1.83m (7' 1" x 6'). With a rear obscured uPVC double glazed window, beautiful marble effect tiled walls with tiled effect flooring, a three piece suite comprising a low flush WC, wash hand basin with vanity unit beneath and a walk-in shower enclosure with Mira power shower, a chrome heated towel rail and loft hatch.

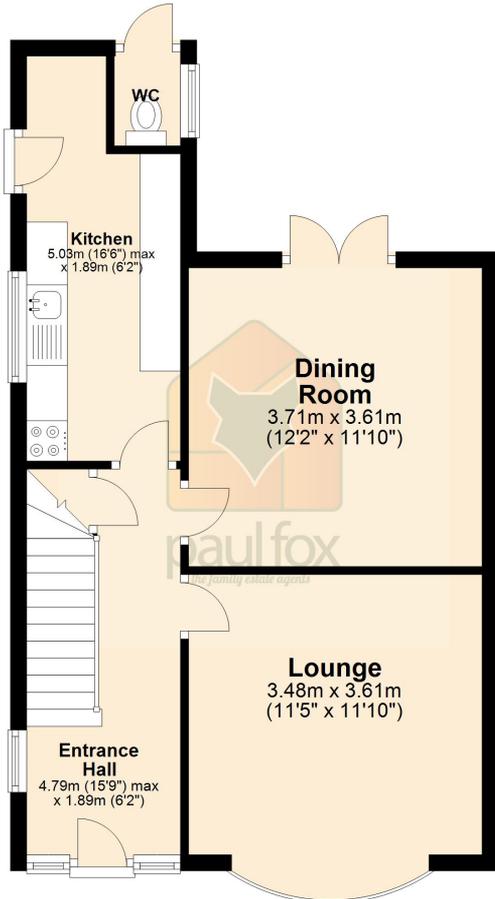
### GROUNDS

The home has a generous frontage residing behind a small walled boundary leading onto a lawned front with a drive providing off road parking for numerous vehicles whilst giving access down the side of the property, a wrought iron gate provides secure access to the double garage and carport. The rear garden is fully enclosed and relatively private mainly laid to lawn with a patio entertainment area and an external WC.



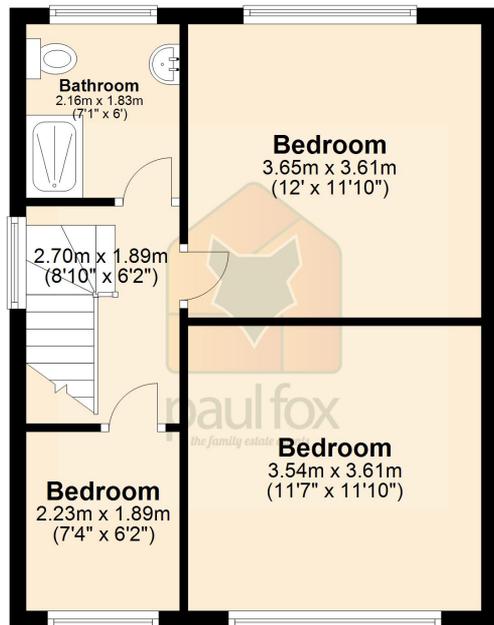
**Ground Floor**

Approx. 46.1 sq. metres (496.6 sq. feet)



**First Floor**

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 86.8 sq. metres (934.7 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 any contract or warranty.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>70</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	