



27 Woodland View, SCUNTHORPE, DN15 8BA

Reduced £280,000



- Close to Local Amenities
- Extended Creating Ample Living Space
- Open Plan Dining Kitchen
- Low Maintenance Gardens
- Gas Central Heating
- Well Maintained Throughout
- Two Bathrooms
- Three Bedrooms
- Garage & Off Road Parking

Bell Watson are delighted to market this great proportioned detached family home having been extended and well maintained inside and out and is situated in a popular location of Scunthorpe with woodland outlook to the front. The property briefly comprises entrance hallway, front facing lounge, open plan dining kitchen, orangery and downstairs shower room with the first floor providing three bedroom and a family bathroom. Outside you will find front and back gardens, a garage and off road parking to the rear.



## **LOCATION**

Located within a popular and sought after residential area of Scunthorpe. Within easy reach of this property are local primary and senior schools, Supermarkets, retail parks and the town centre. There is a regular bus route into the centre of Scunthorpe, the train station is approximately 2 miles away and easy access to the M180 motorway link makes the location ideal for commuting.

## **HALLWAY**

Enter the property via the composite front door into a spacious hallway having two pendant lights and coving to the ceiling, a central heating radiator, wood effect laminate flooring and under stairs store cupboard.

## **KITCHEN 3.38m (11' 1") x 2.43m (8' 0")**

A well appointed kitchen provides a range of high and low level units having wood effect counter tops and tiled splash backs. The kitchen is fitted with an integrated dishwasher, fridge and freezer. An under counter recess and plumbing for a washing machine, space for a free standing cooker. There is a light fitting and coving to the ceiling, uPVC double glazed windows to the side and rear aspects and tiled effect cushion flooring.

## **DINING ROOM 4.39m (14' 5") x 3.16m (10' 4")**

A continuation of the kitchen fitted with matching display cabinets with lighting. There a uPVC double glazed french doors opening to the rear garden, a light fitting and coving to the ceiling and wall lighting a central heating radiator and click tiled laminate flooring.

## **LOUNGE 3.58m (11' 9") x 3.49m (11' 5")**

Having a three sectional uPVC double glazed bay window, a mains fans and coving to the ceiling, wall lighting and an electric fire. There are two central heating radiators and wood effect laminate flooring.

## **ORANGERY 4.89m (16' 1") x 3.93m (12' 11")**

In addition to the formal lounge this well proportioned and bright reception room provides, spotlights, coving and an attractive uPVC double glazed lantern window to the ceiling. A large central heating radiator and wood effect laminate flooring. There is a uPVC double glazed window to the front aspect and an obscure uPVC double glazed window and composite external door leading to the rear garden.

## **GROUND FLOOR SHOWER ROOM**

Previously being the outside WC having been incorporated into the house. Providing a fully tiled corner enclosure with electric shower, a back to wall WC and Pot Belly vanity sink with storage under.

There are spotlights to the ceiling, a uPVC obscure double glazed window, a central heating radiator and carpeted flooring.

## **LANDING**

Climb the carpeted stairs to the first floor landing having a pendant light, coving and lost access to the ceiling. There is a uPVC double glazed fire escape window to the side elevation.

The loft has been fitted with a pull down ladder and is boarded, has lighting and a velux roof window.

## **BEDROOM ONE 3.60m (11' 10") x 3.45m (11' 4")**

To the front of the property being double in sized, providing a range of bedroom furniture. There is a three sectional uPVC double glazed bay window, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

## **BEDROOM TWO 3.84m (12' 7") x 3.32m (10' 11")**

Situated to the rear of the property being double in sized and fitted with a range of bedroom furniture. There is a uPVC double glazed window, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

## **BEDROOM THREE 2.04m (6' 8") x 1.99m (6' 6")**

Single in size, to the front of the property having a uPVC double glazed window, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

## **BATHROOM 2.40m (7' 10") x 2.28m (7' 6")**

A stylish four piece suite comprising a free standing roll top Laura Ashley bathtub, a vanity unit with sink having a marble top, a fully tiled corner enclosure with mains shower and a close coupled WC. There is a uPVC obscure double glazed window to the rear elevation, spotlights and coving to the ceiling, wall lighting, a chrome central heated towel rail and wood effect laminate flooring.

## **OUTSIDE**

The block paved front garden with dwarf brick boundary wall is landscaped with raised flowerbeds and blue slate.

The well established rear garden is fully enclosed and secure having been block paved for low maintenance enjoying multiple raised brick and timber flowerbeds and a brick built BBQ.

## **GARAGE 6.78m (22' 3") x 2.80m (9' 2")**

With up and over door and fitted with a window, lighting and electricity having a timber side door for the garden.

## **FIXTURES AND FITTINGS**

All fitted furniture, fixed lights and floor coverings are to be included within the sale of the property.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property. The Alpha gas combination boiler is located here.

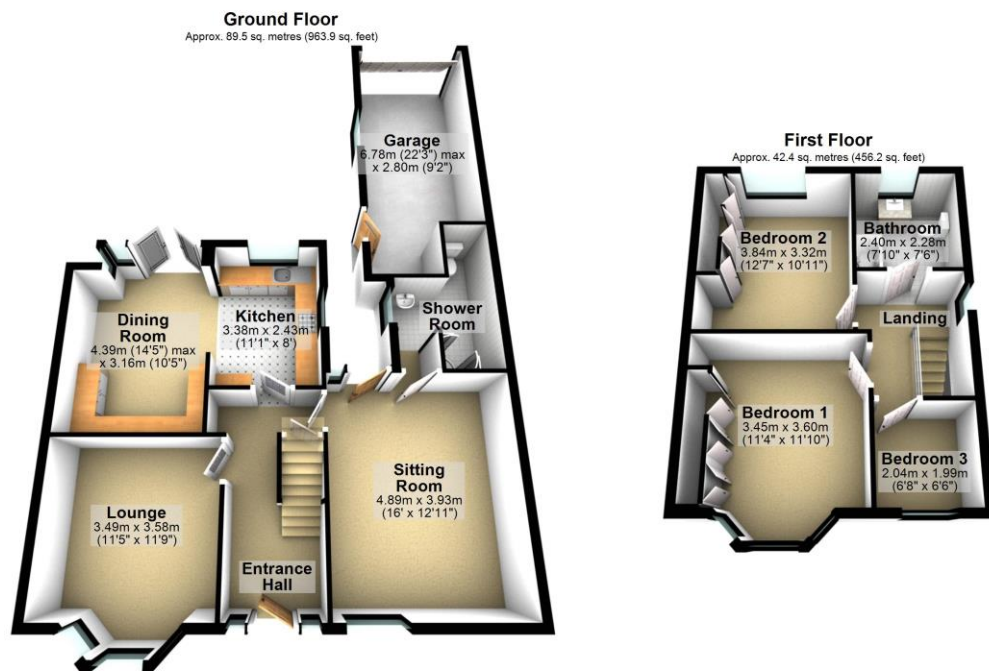
## **COUNCIL TAX**

The Council Tax band for this property is Band C as confirmed by North Lincolnshire Council.









Total area: approx. 131.9 sq. metres (1420.0 sq. feet)

**PROPERTY MISDESCRIPTION**

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