



8 COLINS WALK, SCOTTER, DN21 3SR

New £235,000



- Chain Free
- Split Level Rear Garden
- Three Double Bedrooms
- Off Road Parking
- Gas Central Heating
- Cul De Sac Location
- Large Open Plan Dining Kitchen
- Modern Shower Room
- uPVC Double Glazing

Bell Watson Estate Agents are delighted to market this vacant possession, detached bungalow in a quiet and desirable cul de sac location of Scotter. The bungalow is well proportioned, flooded with light throughout and comprises, entrance hall, dual aspect lounge, open plan dining kitchen, **THREE DOUBLE BEDROOMS** and a stylish shower room. Outside you will find off road parking via the driveway, wrap around gardens with outbuilding and split level rear garden backing onto a stream.



LOCATION

Scotter is a much sought after village, situated within easy reach of both Gainsborough and Scunthorpe town centres. There are many local amenities within the village itself including several shops, food establishments, a community centre, village hall and primary school.

ACCOMMODATION

Arranged over the ground floor with split level garden.

ENTRANCE HALL

Enter the property via the uPVC front door into a porch having a secondary door to the hallway with light fitting, coving an loft access to the ceiling, a built in cupboard ideally for coats and shoes and wood effect laminate flooring which continues to the dining area.

KITCHEN DINER 5.86m (19' 3") x 3.33m (10' 11")

The bright, spacious and open plan dining kitchen is very well appointed with a range of two tone wall and base units fitted with complementary counter tops incorporating an under mount porcelain sink with mixer tap, an under counter recess for a fridge and plumbing for a washing machine. The kitchen includes an integrated Smeg double oven and AEG induction hob. There are two uPVC double glazed windows to the rear aspect, two light fittings and a decorative feature beam to the ceiling, tiled flooring to the kitchen and wood effect laminate to the dining area along with a central heating radiator. The Viessman combination boiler can be located in the kitchen.

LOUNGE 5.10m (16' 9") x 3.80m (12' 6")

Enjoying a feature fireplace with marble hearth and surround. This lounge is flooded with natural light having dual aspect uPVC double glazed windows to the front and side, two pendant lights and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM ONE 4.17m (13' 8") x 3.68m (12' 1")

Situated at the rear of the property with light fitting and coving to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring. The wardrobes can be included within the sale if required.

BEDROOM TWO 3.66m (12' 0") x 3.64m (11' 11")

Having a pendant light and coving to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

BEDROOM THREE 3.64m (11' 11") x 3.00m (9' 10")

Located at the front of the bungalow with pendant light and coving to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring. The wardrobe can be included within the sale if required.

SHOWER ROOM 2.81m (9' 3") x 2.20m (7' 3")

A modern and stylish bathroom suite comprises a fully tiled walk in double shower with main shower enjoying rainfall and handheld shower heads, a close coupled WC and vanity sink with chrome fountain mixer tap having storage beneath. There is a light fitting to the ceiling, a uPVC double glazed window to the rear aspect, a central heated towel rail and tiled flooring.

OUTSIDE

The bungalow benefits from wrap around gardens with a hard standing driveway. Slabbed steps with iron railings leads to the path running the perimeter of the property. The front is mainly laid to lawn with mature flowered borders. To the rear there is an outbuilding and a split level garden with the top section enjoying a slabbed patio area, steps down take you to a gravelled area with circular patio with the lower section laid to lawn enjoying fruit trees and a dwarf brick wall with iron railings onto a little stream.

FIXTURES AND FITTINGS

All integrated appliances, light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Main gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

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





Ground Floor



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.

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