



50 Mill Crescent, SCOTTER, DN21 3SE

New £195,000



- Chain Free
- Large Detached Bungalow
- Three Bedrooms
- Off Road Parking
- Enclosed Garden
- Desirable Location
- Open Plan Kitchen Dining
- Fitted Wet Room
- Garage

Bell Watson Estate Agents are pleased to market this spacious and well proportioned three double bed roomed detached bungalow in a prime location of Scotter. The bungalow is in need of refurbishment and comprises a central hallway, front facing lounge, open plan dining kitchen, a walk in wet room and three bedrooms. Externally you will find front and rear gardens and a driveway leading to a detached garage. Gas central heating and double glazing throughout.



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

Well proportioned bungalow. Requires a scheme of modernisation.

HALL

Enter the property via the uPVC front door into central hallway having two pendant lights and coving to the ceiling, a central heating radiator, carpeted flooring and built in storage cupboard.

LOUNGE 4.46m (14' 8") x 3.80m (12' 6")

Enjoying uPVC double glazed windows to the front and side aspect, light fitting and coving to the ceiling, a central heating radiator, wall lighting, and carpeted flooring. There is an electric fire with brick surround having built in shelving to the side.

DINING KITCHEN 4.73m (15' 6") x 4.93m (16' 2")

Incorporating a range of wall and base units fitted with worktops having tiled splash backs, and a 1.5 composite sink with chrome mixer tap. There is an under counter recess with plumbing for a washing machine, space for a free standing cooker and a wall mounted Worcester combination boiler. There is a strip light and coving to the ceiling and a uPVC double glazed window along with an external door to the rear garden. To the dining side you will find a large built in cupboard, a light fitting and coving to the ceiling, a central heating radiator and a uPVC double glazed window. There is cushion flooring to the kitchen area and carpet to the dining area.

BEDROOM ONE 3.05m (10' 0") x 3.05m (10' 0")

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

BEDROOM TWO 3.56m (11' 8") x 3.06m (10' 0")

Providing a range of built in furniture with a pendant light and coving to the ceiling, a central heating radiator, a uPVC double glazed window to the rear aspect and carpeted flooring.

BEDROOM THREE 3.84m (12' 7") x 2.50m (8' 2")

Also double in size, having a pendant light and coving to the ceiling, a uPVC double glazed window to the side aspect, a central heating radiator and carpeted flooring.

SHOWER ROOM 2.74m (9' 0") x 2.40m (7' 10")

A walk in wet room provides a fully tiled mains shower area, a vanity sink with storage and a low flush WC. There is a light fitting and coving to the ceiling, a uPVC obscure double glazed window to the side aspect, and a central heating radiator.

OUTSIDE

The front garden is stoned for low maintenance with a hard standing driveway leading to a detached garage having timber double doors to the front. The rear garden is fully enclosed with a raised patio area, lawn, mature shrubs and bushes, a green house and timber shed.

FIXTURES AND FITTINGS

Light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

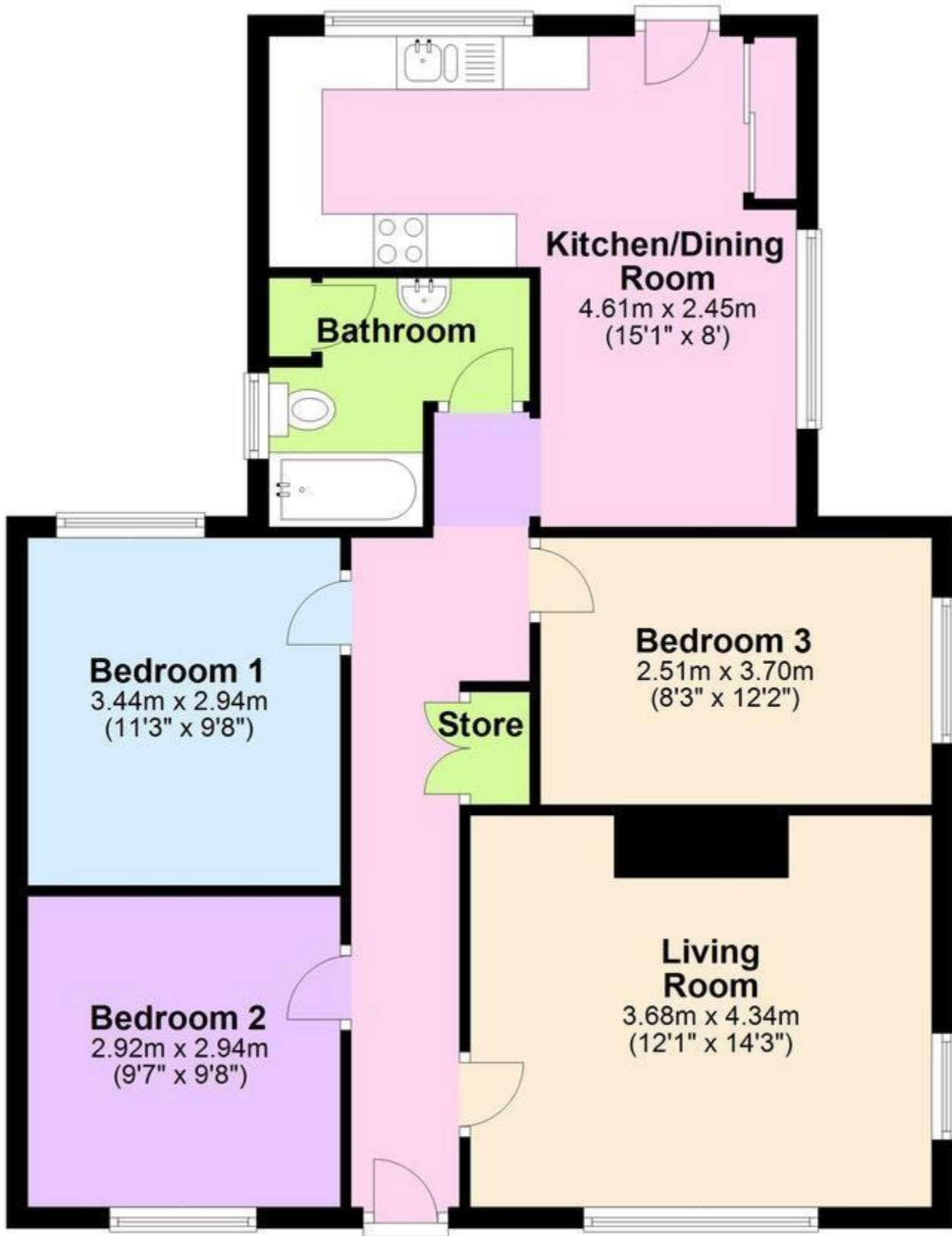
Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax band for this property is Band B as confirmed by West Lindsey District Council.



Ground Floor



PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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