



27 Dunlin Drive, SCUNTHORPE, DN16 3UZ

Price £280,000



- South Facing Rear Garden
- Detached Garage
- Two reception Rooms
- Ground Floor WC
- Ensuite Shower Room
- Ample Off Road Parking
- Fully Owned Solar Panels
- Open Plan Dining Kitchen
- Four Bedrooms



Bell Watson Estate Agents are delighted to market for sale this excellent detached family home, well-proportioned in size and situated on a fantastic plot with SOUTH FACING REAR GARDEN. The property briefly comprises, hallway, two reception rooms, open plan dining kitchen and WC to the ground floor with the first floor providing FOUR BEDROOMS with en-suite too the master and a family bathroom. Outside you will find a great south facing rear garden, ample off road parking and a detached garage.



## **LOCATION**

Ideally located within walking distance of supermarkets, shops and eateries, offering easy access to the motorway network and surrounded by well-regarded primary schools.

## **ACCOMMODATION**

Spacious and well maintained. Fully alarmed and arranged over two floors.

### **HALLWAY 3.45m (11' 4") x 2.01m (6' 7")**

Enter the property via the composite front door into a spacious central hallway having spotlights to the ceiling, a central heating radiator, a large under stairs store cupboard, carpeted flooring and stairs to the first floor.

### **LOUNGE 4.60m (15' 1") x 3.58m (11' 9")**

A bright main reception rooms enjoys uPVC double glazed french doors opening to the rear garden.

There is a light fitting to the ceiling, a central heating radiator and carpeted flooring.

### **DINING KITCHEN 6.37m (20' 11") x 4.42m (14' 6")**

Fitted with a range of high and low level units having complementary worktops with an integrated electric oven, gas hob and stainless steel extractor over. There is an under counter recess and plumbing for a washing machine and space for a free standing fridge freezer. There is a light fitting to the ceiling, a uPVC double glazed window and external door to the rear garden and the wood effect cushion flooring continues through to the dining side where there is a uPVC double glazed window to the front aspect, a light fitting to the ceiling and a central heating radiator. The combination boiler is located in the kitchen.

### **DINING ROOM 3.54m (11' 7") x 2.63m (8' 8")**

Having uPVC double glazed windows to the side and rear aspect, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

## **GROUND FLOOR WC**

Having a close coupled WC, a pedestal wash basin with tiled splash back, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

## **LANDING**

Climb the returning staircase to a gallery landing having a uPVC double glazed window to the front elevation, loft access and spotlights to the ceiling, a central heating radiator, a fully shelved built in cupboard and carpeted flooring.

### **MASTER BEDROOM 4.29m (14' 1") x 3.60m (11' 10")**

To the rear of the property having a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

### **EN-SUITE SHOWER ROOM 2.22m (7' 3") x 1.30m (4' 3")**

Having a fully tiled mains shower enclosure, a pedestal wash basin with tiled splash back and close coupled WC. There is a uPVC obscure double glazed window to the rear elevation, a light fitting to the ceiling, central heating radiator and tiled effect cushion flooring.

### **BEDROOM TWO 3.74m (12' 3") x 2.68m (8' 10")**

Double in size having a uPVC double glazed window to the front elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

### **BEDROOM THREE 3.60m (11' 10") x 2.47m (8' 1")**

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

### **BEDROOM FOUR 2.67m (8' 9") x 2.43m (8' 0")**

Located to the front of the property with a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

### **BATHROOM 3.04m (10' 0") x 1.75m (5' 9")**

Comprising a white three piece suite to include a bath with tiled surround, a close coupled WC and pedestal wash basin with tiled splash back. There is a uPVC double glazed window to the rear elevation, a light fitting to the ceiling, a central heating radiator and tiled effect cushion flooring.

## **OUTSIDE**

The property is situated on a corner plot providing a larger than average south facing rear garden and extra off road parking. There are multiple patio areas, a lawn, flower beds, a stoned area with a 10 x 8 timber shed and timber pergolas. The garden is fitted with security lights, outside power points and water tap.

## **GARAGE**

Having an up and over door to the front, fitted with lighting and electricity and a uPVC side access door into the rear garden.

## **FIXTURES AND FITTINGS**

All integrated appliances, light fittings, flooring coverings, fitted blinds and the shed are all to be included within the sale. The high spec hot tub can be included by separate negotiation.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property. The property was fitted with fully owned solar panels approx. three years ago and are still under warranty.

## **COUNCIL TAX**

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









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