



**30 Nutwood View, Scunthorpe, DN16 3GN**  
**£135,000**

We are delighted to offer for sale this modern semi detached house located on an impressive plot and having access to amenities and transport links plus in catchment for 'Outstanding' and 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom & WC. Items of note include French doors to the rear plus a detached garage and electric vehicle charging point. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance porch, lounge, inner lobby, Dining kitchen and store. There are 2 double bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from a larger than average plot with lawns and patio. There is driveway parking with electric vehicle charging point plus a detached garage with power and light.

Tenure - Freehold

Council Tax - Band B

The property comprises.

#### GROUND FLOOR

##### Entrance Porch

With luxury flooring.

##### Lounge 14'0"(max) x 12'0"(max) (4.28m(max) x 3.68m(max))

With luxury flooring.

##### Inner lobby

With luxury flooring plus access to store.

##### Dining Kitchen 12'0" x 7'8" (3.68m x 2.35m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, microwave and fridge freezer plus luxury flooring. French doors leading to rear garden.

##### WC 5'0" x 2'11" (1.54m x 0.90m)

Having white sanitary ware.

#### FIRST FLOOR

##### Landing

With fitted carpets.

##### Bedroom 1 12'1" x 9'9" (3.69m x 2.98m)

With carpets and blinds.

##### Bedroom 2 12'0"(max) x 8'5"(max) (3.67m(max) x 2.58m(max))

With carpets and blinds. Access to airing cupboard.

##### Bathroom 6'5" x 6'0" (1.97m x 1.84m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, vanity basin and chrome ladder radiator.

#### EXTERNAL

The property benefits from a larger than average plot with lawns and patio. There is driveway parking with electric vehicle charging point plus a detached garage with power and light.

