



10 Poppyfield Way, Winterton, Scunthorpe, DN15 9FJ
£205,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2022 the property still benefits from 6 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear plus an EV 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 hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens to the front and rear laid to mainly lawns and patio. There is a driveway leading to a single garage with power and light plus further rear personnel door.

Tenure - Freehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring.

Lounge 15'2" (max) x 10'0" (max) (4.64m (max) x 3.05m (max))

With laminate flooring.

Dining Kitchen 13'6" x 7'10" (4.14m x 2.40m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With oven, hob and hood. Laminate flooring and blinds. French doors leading to the rear garden.

WC 5'5" x 3'2" (1.67m x 0.98m)

Having contemporary white sanitary ware plus tiling and laminate flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 13'0" x 9'2" (3.98m x 2.81m)

With carpets and blinds.

En Suite 9'1" x 3'5" (2.79m x 1.05m)

Having contemporary white sanitary ware with double shower and tiling.

Bedroom 2 13'6" (max) x 11'5" (max) (4.13m (max) x 3.49m (max))

With carpets and blinds.

Bedroom 3 11'8" x 6'9" (3.56m x 2.08m)

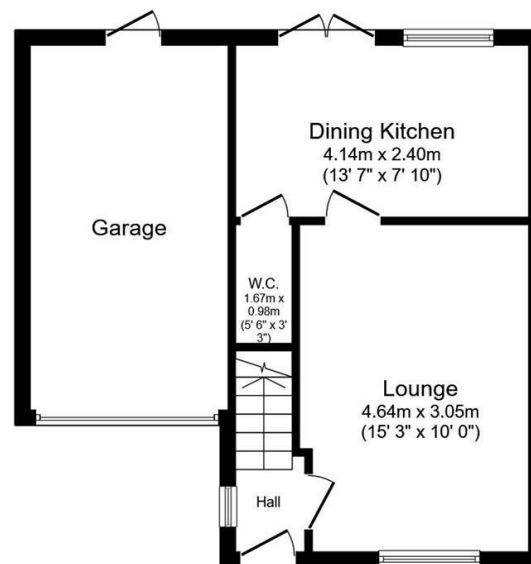
With carpets and blinds.

Bathroom 6'4" x 6'0" (1.95m x 1.85m)

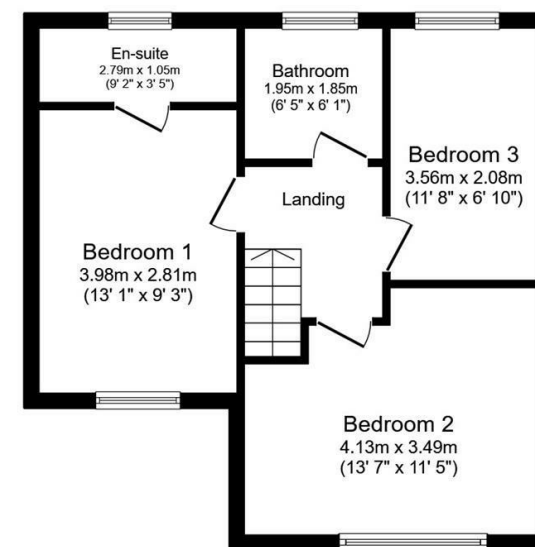
Having contemporary white sanitary ware with tiling, chrome ladder radiator and vinyl flooring.

EXTERNAL

The property benefits from well presented gardens to the front and rear laid to mainly lawns and patio. There is a driveway leading to a single garage with power and light plus further rear personnel door.



Ground Floor



First Floor

Total floor area: 88.8 sq.m. (956 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

PROPERTY
PERSPECTIVE