



**West Common Lane, Scunthorpe DN17 1DY**

**welcome to**

**West Common Lane, Scunthorpe**

Spacious five-bedroom semi-detached home on West Common Lane featuring versatile living accommodation, modern open-plan kitchen/dining area, conservatory, log burner, downstairs bedroom with en-suite, and generous rear garden with off-road parking.



### **Entrance Hallway**

Double-glazed front entrance door, under-stairs cupboard, and a radiator.

### **Lounge**

Double-glazed bay window to front aspect, and a radiator.

### **2nd Reception Room**

Double-glazed patio doors into conservatory, log burner, and vertical radiator.

### **Conservatory**

Double-glazed French door into rear garden.

### **Kitchen/Dining Room**

Fitted kitchen with the range of wall and base cupboards, stainless-steel sink and drainer, work surfaces, two electric ovens, gas hob, plumbing for a washing machine, large fridge/freezer, radiator, island, integrated dryer, three double-glazed windows, door to garden, inset spotlights, and three Velux windows.

### **Cloakroom**

WC, wash hand basin, and tiling to the walls.

### **Landing**

Stairs from entrance hallway, loft access, storage cupboard, and double-glazed window to rear aspect.

### **Bedroom One**

Double-glazed window to front aspect, fitted wardrobes, and a radiator.

### **Bedroom Two**

Double-glazed window to rear aspect, and a radiator.

### **Bedroom Three**

Double-glazed window to front aspect, fitted wardrobes, and a radiator.

### **Bedroom Four (ground Floor)**

Double-glazed window to front aspect, and a radiator.

### **En-Suite**

Shower cubicle, WC, wash hand basin with vanity unit, tiling to the walls, and a radiator.

### **Bedroom Five**

Double-glazed window to front aspect.

### **Bathroom**

Double-glazed window, bath with mixer taps and a shower over, wash hand basin with vanity unit, WC, mermaid board, and heated towel rail.

### **Front Garden**

A low-maintenance concrete driveway providing off-road parking, with a convenient side gate offering direct access to the rear garden.

### **Rear Garden**

Laid to lawn garden with patio area, timber storage shed, and timber fencing forming boundary.



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## West Common Lane, Scunthorpe

- Spacious semi-detached family home
- Five bedrooms
- Modern open-plan kitchen/dining room
- Ample off-road parking via concrete driveway
- Generous lounge and second reception room with log burner

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT111973 - 0002

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