

## Lunenburg Place, Scunthorpe, DN15

**£290,000**

None

**Tenure:** Freehold, **Bedrooms:** 4

Description House Simple are offering for sale this rare four spacious and light four bedroom property with garage, solar panels and private garden. The property briefly comprises; Entrance hall, WC, Lounge, Dining room, conservatory, kitchen, sitting room. First floor; large landing with storage c

### Key features:

- Sought After Location
- Private Garden
- Man Cave
- En suite
- 4 Bedrooms
- Solar Panels
- Dressing Room

## Extra info:

- **Property Age:** 39 years
- **Council Tax:** Band D (£160.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



## Description

House Simple are offering for sale this rare four spacious and light four bedroom property with garage, solar panels and private garden. The property briefly comprises; Entrance hall, WC, Lounge, Dining room, conservatory, kitchen, sitting room. First floor; large landing with storage cupboard, four bedrooms the master bedroom having a dressing room and bedroom two an en-suite and there is a good size family bathroom. To the exterior is access to integral garage, private driveway, larger than usual garden on a corner plot, low maintenance patio area with a beautiful brick-built pond and an amazing games room with built-in bar! This property needs to be viewed to understand what is on offer.

### Entrance Hall

The property is accessed via a double-glazed door to the front of the property leading into the entrance hall which has a door leading off into the lounge and one to the downstairs WC.

### WC

Downstairs cloakroom comprising; WC, central heating radiator and double-glazed window to front elevation.

### Lounge 13'7 x 14'4

Large and light living area with electric fire, central heating radiator, stairs giving access to first floor and large double-glazed window to the front elevation. The opening leads through to the dining room.

### Dining room 7'3 x 10'8

Very light room with patio doors into the conservatory and central heating radiator.

## Conservatory

Double-glazed all round with a view of the stunning garden and double-glazed French doors into the rear garden and central heating radiator.

## Kitchen 7'5 x 22'9

Fitted with a range of wall, base and drawer units, stainless steel sink and drainer, electric oven and gas hob, space for washing machine, integrated fridge freezer, two central heating radiators, two double-glazed windows to the rear elevation, one double-glazed window to side elevation and a UPVC door to the rear leading to the private garden.

## Sitting Room 16'11 x 7'3

Second living area with double-glazed window to front elevation, central heating radiator and pedestrian door to garage.

## First Floor Landing

Handy storage cupboard, loft access and integral doors to all bedrooms and the main bathroom.

## Bedroom One 15'6 x 10'1

Large double bedroom with a dressing room, central heating radiator and double-glazed windows to the side and rear elevations.

## Dressing Room

Central heating radiator with double-glazed window to rear elevation.

## Bedroom Two 10'2 x 11'2

Large double bedroom with fitted wardrobes and featuring a private en-suite, central heating radiator and double-glazed window to front elevation.

## En-suite

Fully tiled comprising; shower, WC, pedestal hand wash basin, extractor fan, central heating radiator and double-glazed window to side elevation.

## Bedroom Three 7'8 x 9'4

Bedroom looking over the rear garden with fitted wardrobes, central heating radiator and double-glazed window.

## Bedroom Four 8'6x 8'6

Bedroom to the front of the property with central heating radiator and double-glazed window.

## Bathroom

This contemporary bathroom is fully tiled to a high standard with a jacuzzi bath, Vanity hand wash basin unit, WC, towel rail radiator and double-glazed window to the rear elevation.

## Outside

To the exterior is access to integral garage, private driveway, larger than usual garden on a corner plot, solar

panels to the roof, low maintenance patio area with a beautiful brick-built pond and an amazing games room with built-in bar!

### Games Room and Bar

In the garden you will find a beautiful summer house which has been transformed into your very own bar comprising; wood flooring, TV point, built-in bar, power and lighting. This is a very large room and needs to be viewed to appreciate.

### Garage

Integral garage with light, water and power.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**4, Luneburg Place, SCUNTHORPE, DN15 8XS**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0668-9992-7200-3095-5990
<b>Date of assessment:</b> 06 October 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 08 October 2015	<b>Total floor area:</b> 124 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,213</b>
<b>Over 3 years you could save</b>	<b>£ 921</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 312 over 3 years	£ 222 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 921 over 3 years                 </div>
<b>Heating</b>	£ 2,343 over 3 years	£ 1,830 over 3 years	
<b>Hot Water</b>	£ 558 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 3,213</b>	<b>£ 2,292</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential
	<div style="background-color: #ffc107; border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;"> <span style="margin: 0 5px;">88</span> </div>	<div style="background-color: #4caf50; border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;"> <span style="margin: 0 5px;">85</span> </div>

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 72
2 Heating controls (programmer and TRVs)	£350 - £450	£ 123
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 591

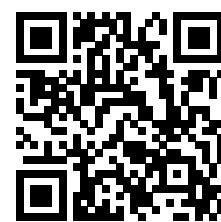
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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