



13 St Christophers Crescent, DN5 8NY

**£180,000 OffersInRegionOf
Tenure Freehold**

- SOUGHT AFTER LOCATION
- THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- CLOSE TO SHOPS, SCHOOLS AND LEISURE FACILITIES
- IDEAL FOR FIRST TIME BUYERS
- GARAGE

GUIDE £180,000 - £190,000 A FANTASTIC THREE-BEDROOM FAMILY HOME IN SCAWSBY – GENEROUS LIVING SPACE, DRIVEWAY, GARAGE & SO MUCH POTENTIAL

Welcome Homes are delighted to bring to the market this spacious three-bedroom semi-detached home, situated in the popular residential area of Scawsby.

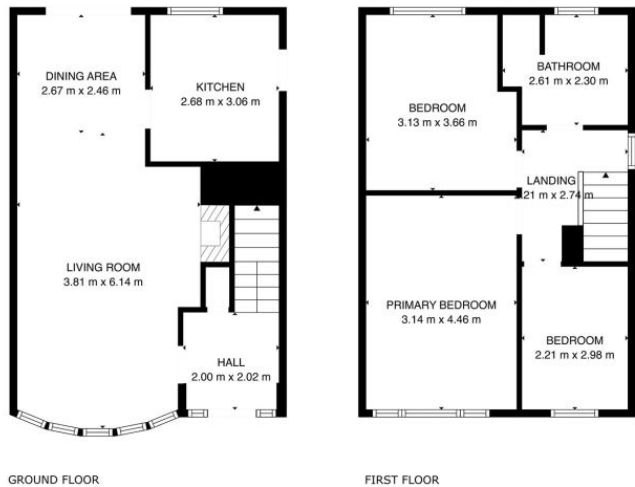
Offering approximately 91 sq m of accommodation, a fantastic open-plan living and dining space, three good bedrooms, driveway, garage and a lovely rear garden, this is a home with so much to offer. Whether you're a first-time buyer looking for somewhere you can really make your own, a growing family wanting more space or simply looking for a home in a great location, this one is well worth a look.

The property has clearly been a much-loved home over the years and, while there is scope to update and add your own style, the space and layout give you a brilliant starting point.

Step inside and you are welcomed into the entrance hall, leading through to what is undoubtedly one of the real highlights of this home – the fabulous living and dining space.

Stretching over six metres in length, this is a brilliant room with plenty of space to create separate areas for relaxing and dining. A large window to the front brings in lots of natural light, while French doors at the rear open directly onto the garden, making the whole space feel bright and connected to the outside. There is also a feature fireplace creating a lovely focal point to the room.

The kitchen sits just off the dining area and is fitted with a range of white units and plenty of worktop space. There is lots of potential here for the next owner to update the kitchen over time and create something completely to their own taste.



TOTAL: 91 m²
GROUND FLOOR: 46 m², FIRST FLOOR: 45 m²
EXCLUDED AREAS: WALLS: 6 m²

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	