



 3  
Bedrooms

 1  
Bathroom





**\*\*\*FIRST TIME BUYERS!\*\*\***

Louise Oliver Properties presents a well presented three-bedroom semi-detached family home, situated to a cul-de-sac, within a short walking distance of Scunthorpe town centre. The property briefly offers spacious lounge to front aspect, a large kitchen and additional ground floor utility room and WC. To the first floor the property boasts generous bedrooms, comprising of: two double and a third large single bedroom. A modern three-piece suite family bathroom boasting, close coupled WC, side and end panelled bath featuring waterfall taps, vanity unit featuring hand wash basin. As well as a main fed over bath waterfall shower. Externally the property offers large, landscaped gardens with large patio, fenced perimeter, secure gated access to the rear, external lighting and fully fitted CCTV.

Located centrally within Scunthorpe set within a cul-de-sac within walking distance of Scunthorpe General Hospital, multiple secondary and primary schools, local shops including post office, pubs and restaurants and a close distance to the town centre and local retail park.

Offering three bedrooms of generous sizes, integrated wardrobe storage, modern bathroom featuring over bath waterfall shower and modern waterfall taps. Good size family lounge leading to fully fitted kitchen with ample space for dining, small utility room and ground floor WC.

Externally the property offers landscaped gardens with large patio, fenced perimeter, secure gated access to the rear, external lighting and fully fitted CCTV.

To enquire for viewings contact:

[louiseliverproperties.co.uk](http://louiseliverproperties.co.uk)

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### **Hallway**

Entrance to the property through uPVC door featuring obscure glazed panels opening onto spacious hallway with access to lounge, kitchen and feature staircase. Comprising laminate flooring, radiator & ceiling light fitting.

### **Lounge - 4.73M X 3.63M (15'6" X 11'11")**

Good sized lounge with dual access from both the hallway and kitchen, carpet throughout, ceiling light fitting, large feature front aspect bay window, electric fire with marble mantle and wooden surround & radiator, exiting to the kitchen and entrance hall.

### **Kitchen - 3.86M X 2.89M (12'8" X 9'6")**

Family size kitchen with ample dining space featuring, lino flooring, dual aspect double glazed windows with views to the side and rear, rear obscure glazed uPVC door leading to the gardens, stainless steel sink, drainer & taps, wall and base units, laminate worktop surround with breakfast area, radiator, ceiling light fitting, plumbing for white goods and access to small utility / ground floor WC, exiting to utility room and WC.

### **Utility**

Small utility area accessed from the kitchen and leading to the ground floor WC comprising lino flooring, side aspect double glazed window and ceiling light fitting.

### **WC - 1.12M 2.17M (3'8" X 7'1")**

Ground floor WC with side aspect obscure glazed window, vinyl flooring, radiator, ceiling light fitting and traditional close coupled toilet.

### **Stairs / Landing**

Feature stairs with wooden balustrades, carpet throughout leading to spacious landing, side aspect double glazed window to the lower stairs and large front aspect double glazed window to the landing, radiator and large and spacious landing area leading to all first-floor rooms, and light to ceiling.

### **Bedroom 1 - 3.59M X 3.62M (11'9" X 11'11")**

Double bedroom with carpet throughout, integrated wardrobes, rear aspect double glazed window, radiator and light to ceiling.

**Bedroom 2 - 3.15M X 2.90M (10'4" X 9'6")**

Double bedroom comprising radiator, carpet flooring, rear aspect double glazed window, and light to ceiling.

**Bedroom 3 - 2.26M X 2.52M (7'5" X 8'3")**

Spacious single bedroom with carpet flooring, radiator, front aspect double glazed bedroom, and light to ceiling.

**Bathroom - 1.42M X 2.00M (4'8" X 6'7")**

Modern fitted bathroom suite featuring vinyl flooring, chrome towel radiator, close coupled toilet, side aspect obscure double-glazed window, tiled walls throughout, side and end panelled bath featuring waterfall taps, mains fed over bath waterfall shower, vanity unit featuring hand basin and storage cupboard with chrome finishings.

**Front Garden**

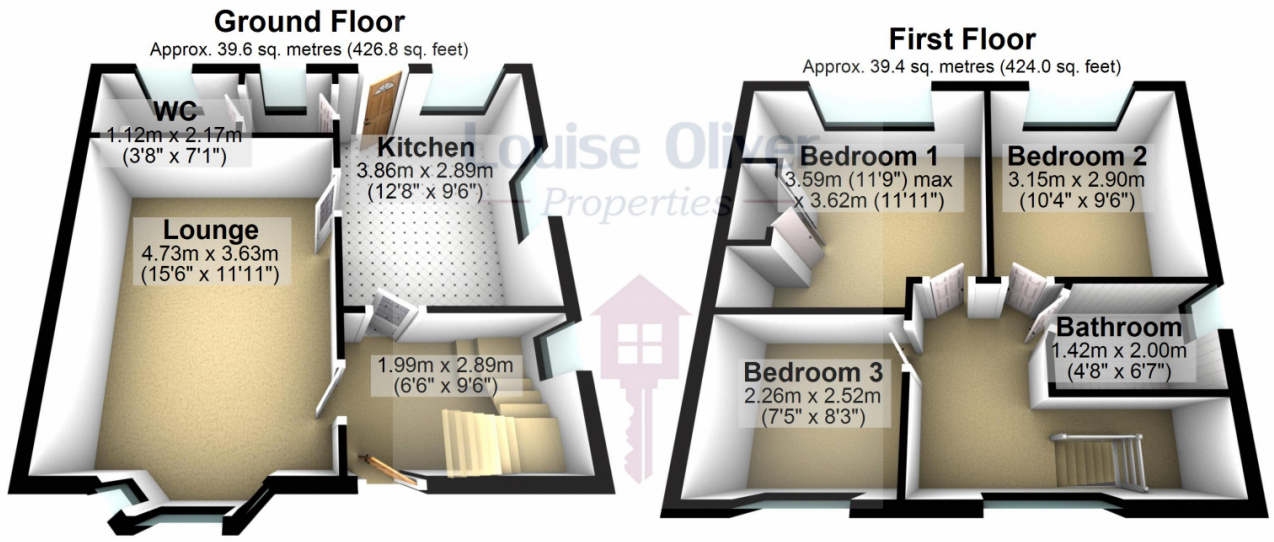
Front garden features fitted CCTV, shared paved driveway leading to rear garden, well-kept lawn, established hedgerow to the perimeter.

**Rear Garden**

Landscaped garden featuring large, paved patio, external water supply, fitted CCTV, external lighting, large landscaped lawn, fenced perimeter, well established borders and hedgerows, living archway separating patio and lawned areas, single shed, feature gravel borders, gated access to the front garden.

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Total area: approx. 79.0 sq. metres (850.7 sq. feet)  
14 Cecile Crescent, Scunthorpe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 