



**Asking Price £210,000**

**TENURE : FREEHOLD**

**Doncaster Road, DN15**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**POPULAR LOCATION**

**IDEAL FOR SCHOOLS AND  
COMMUTERS**

**TRADITIONAL SEMI-  
DETACHED PROPERTY**

**SECURE ENCLOSED REAR  
GARDEN**

**EXTENDED DRIVEWAY FOR  
PARKING**

**FAMILY SIZED KITCHEN**

**Louise Oliver Properties Limited**  
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU  
[info@louiseoliverproperties.co.uk](mailto:info@louiseoliverproperties.co.uk) | 441724853222  
Website: <https://louise.globalnoticeboard.com>



Louise Oliver Properties is pleased to bring to the market this traditional semi-detached home, featuring comfortable floor area and ideally located close to good local schools, Scunthorpe General Hospital and a wide range of retail outlets.

Traditional in style and big on storage space, the property boasts character throughout from the stained glass feature panels to the window seats to the bay windows.

This property is not short on storage with ample single door under stair storage, walk-in pantry situated to the kitchen, integral storage to the single bedroom, a hidden walk-in storage room to the rear of the bathroom with additional eves storage, and ample loft space with partial boarding, lighting and pull down ladders to access.

The property briefly comprises, to the ground floor, a large reception hall upon entry with traditional detailing and ample integral storage, open plan family lounge and dining room with uPVC French doors leading out to the south facing patio, and feature bay window. Large family kitchen with fitted wall and base units, integral, hob, oven and grill, and walk-in pantry with shelving. Situated to the rear the south facing sun room with additional access to the rear garden.

To the first floor the property benefits, two double bedrooms, with ample storage space and a third single bedroom with bay window and traditional window seat. The large family bathroom, a four piece suite, features corner jet bath, walk-in electric shower, and integral vanity unit over hand basin. Additionally the first floor comprises a hidden walk-in storage space with access to eves storage, and access to the insulated, partially boarded loft.

Externally the property boasts extended paved driveway, providing secure car parking for multiple vehicles, well presented frontage, with manicured lawn and well established borders, and good sized south facing garden, featuring, large patio and raised decking area.

**Viewings are highly recommended!**

**01724 853 222**

**[info@louiseoliverproperties.co.uk](mailto:info@louiseoliverproperties.co.uk)**

## **RECEPTION HALL**

The property opens onto a large reception hall via uPVC glazed door with surrounding feature obscure glazed panels, comprising, single door under stairs storage, two wall mounted down lights, single radiator, carpet flooring throughout and stairs to first floor.

\*floor standing gas boiler is located to the under stairs storage.

## **LOUNGE - 12'6" X 12'0" (3.81M X 3.67M)**

Front aspect lounge open plan to the dining room features, carpet flooring, uPVC bay double glazed window, three radiators, and wall fixed down lights.

## **DINING ROOM - 13'10" X 11'3" (4.21M X 3.43M)**

Situated to the rear, the dining room comprises, carpet flooring extended through to the lounge, single radiator, wall mounted down lights, and uPVC French double doors leading onto the rear patio.



### **KITCHEN - 19'2" X 8'4" (5.84M X 2.53M)**

Family kitchen is ample in size, with good storage space for further family dining and leads to the rear sun room, comprising, walk-in pantry with shelving and ceiling light, dual aspect uPVC double glazed windows, tiled flooring, double radiator, wall and base units to the surround, laminate worktops to the surrounding wall and base units, tiled splash back to water sensitive areas, ceiling spotlighting, integral gas hob, electric pull out extractor unit, and electric oven and grill, one and a half composite dual sink and drainer, with internal glazed door leading to the rear sun room.

\*water heater is located to the walk-in pantry.

### **CONSERVATORY - 8'4" X 7'4" (2.53M X 2.23M)**

Quaint rear sun room situated to the rear of the property featuring, uPVC double glazed surround, tiled flooring, wall fixed down lights, fitted blinds, and single uPVC glazed door leading onto the rear garden.

### **STAIRS / LANDING**

Stairs to first floor comprise wall fixed hand rail and feature iron work banister.

To the first floor landing, a single radiator, and side aspect uPVC window.

### **BEDROOM ONE - 12'5" X 11'3" (3.79M X 3.43M)**

Double bedroom comprising, front aspect uPVC bay window, carpet flooring, double radiator, pull cord ceiling light, and ample space for further storage.

### **BEDROOM TWO - 13'10" X 11'3" (4.22M X 3.43M)**

Double bedroom situated to the rear features, south aspect uPVC double glazed window, carpet flooring, single radiator, and dual pull cord ceiling light.

### **BEDROOM THREE - 8'9" X 6'7" (2.66M X 2.01M)**

Third bedroom, a well proportioned single, comprises, carpet flooring, uPVC bay window, integral window seat, single radiator and integral storage cupboard and a pull cord ceiling light.

### **BATHROOM - 10'4" X 8'4" (3.15M X 2.53M)**

Spacious four piece bathroom suite comprises, corner spa panel bath with pressure jets, walk-in electric shower with rectangular shower tray and gold trimmed glazed doors to access, close coupled toilet, integral vanity unit with, ceramic hand basin, double door storage, multiple drawers and wall fixed vanity mirror. Obscure glazed uPVC side aspect window, radiator, vinyl flooring throughout, PVC ceiling, tiled wall surround, spot lighting, and access to the walk-in storage.

\*loft access is situated with pull down attached ladders, electrics, partial boarding and insulation.

### **STORAGE**

Hidden walk-in storage situated to the rear of the bathroom, comprising carpet flooring, side aspect uPVC window, lighting, and further storage to the rear which extends to the eaves of the ground floor kitchen.

## EXTERNAL

To the front aspect the property benefits a large extended paved driveway, leading to the rear of the property split with secure locking gates to the side aspect. manicured lawn, and well established manicured borders, external lighting and feature external porch to entry to the property.

The rear south facing garden features, block paved patio, fully established and manicured borders, fenced and walled fully enclosed perimeter, raised decking area, raised walled beds, single storage shed, mostly laid to lawn, external lighting and external water supply.

## LOCATION

The property is situated to the sought after area of Scunthorpe General Hospital, with the St Lawrence Academy situated opposite the property, both primary schools and local colleges are within comfortable walking distance, and Scunthorpe Town centre is short distance on foot, with both Gallagher and Skippingdale retail parks a short drive from the property, providing good access to a wide range of retail shopping facilities and food outlets.

**Total floor area - 1213 sq ft (112.7 sq m).**

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