



 **3**  
Bedrooms

 **1**  
Bathroom





Located to the popular Berkeley residential area of Scunthorpe, the semi-detached property benefits open aspect field views to the front and south facing rear gardens, with extensive off road parking, benefitting a paved low maintenance driveway, with access to integral single garage.

To the ground floor an open plan lounge to dining area features French uPVC doors leading out to rear wooden gazebo with solid roof and removable panels. Access to the kitchen is available via both the dining area and main hallway, which leads on to the large fitted rear utility room.

To the first floor a separate bathroom and WC and three bedrooms feature, comprising two double bedrooms and a further large single bedroom with integral storage and built in cabin bed.

The property sits in a great location, close to good local schools, both primary and secondary, nursery schools. Local convenience stores, including, local butchers, bakeries, newsagents and post office located a short distance on foot.



**Louise Oliver Properties is delighted to present a well presented three bedroom semi-detached property, located to the popular Berkeley area of Scunthorpe, situated within walking distance of a wide range of amenities, with a short distance on road from both the town centre and motorway links including M18 & M180.**

**The property briefly comprises, to the ground floor an open plan living space featuring large sitting room, and rear aspect dining area, with access to both the lounge and rear garden via French uPVC double doors. The kitchen comprises wall and base units to the surround providing ample storage with the gas combi boiler located. A large utility is situated adjacent to the kitchen, featuring additional wall storage units, laminate worktops throughout, and fitted storage for white goods, access to the rear garden is available via uPVC door.**

**The first floor comprises three well proportioned bedrooms, featuring two double bedrooms and a third large single bedroom comprising integral single wardrobe and built in cabin bed. Additionally a separate bathroom and WC are located.**

**Externally the property benefits from a low maintenance front garden, with open aspect views across rural farmland, a large paved driveway allows off road parking for multiple vehicles, and access to the integral single garage.**

**The rear south facing garden benefits from decking area, and fixed gazebo, with solid wood roof, and detachable slatted wood panels to the surround, creating a great entertainment space throughout the changing seasons. Located to the rear of the garden is a large workshop, with single glazed windows and uPVC French doors to access, the workshop benefits, mains power, fixed lighting and fixed shelving throughout.**

**The location is popular for its short distance to good local schools, ranging from nursery to secondary education. On foot the property is accessible to a range of local amenities including, butchers and bakery, newsagent and post office, beauticians and doctors surgery, and 24 hour petrol station. Both Kingsway nature reserve and Atkins warren are a short walking distance from the property, in addition Gallagher and Skippingdale retail parks are both accessible by foot. The property is ideally situated for commuters, with national motorway links nearby.**

**Viewings are highly recommended!**

#### **ENTRANCE HALL**

uPVC front aspect door on entrance to the property, laminate flooring, under stairs storage and large walk-in storage cupboard, access to both the lounge and kitchen, and light to ceiling.

#### **LOUNGE - 3.55M X 3.49M (11'8" X 11'6")**

Open plan lounge to the dining area comprising, front aspect uPVC window, laminate flooring, double radiator, and light to ceiling.

#### **DINING ROOM - 3.28M X 3.49M (10'9" X 11'6")**

A rear aspect dining area comprising, laminate flooring, light to ceiling, double radiator, French uPVC double glazed doors to rear garden, and access to the kitchen.

### **KITCHEN - 3.28M X 2.71M (10'9" X 8'11")**

Situated to the rear aspect comprising, tiled flooring throughout, tiled walls to the lower surround, wall and base units, wall mounted combi boiler, rear aspect uPVC window, stainless steel sink and drainer, light to ceiling, and integral oven, hob and over hob extractor.

### **UTILITY - 2.45M X 2.53M (8' X 8'4")**

Large utility room comprises, tiled flooring, tiled walls to the lower surround, laminate worktops, wall fixed storage cupboards, storage for white goods, light to ceiling, and rear aspect uPVC door to rear garden.

### **FIRST FLOOR**

Carpet flooring to stairs and landing, side aspect uPVC window, light to ceiling, and loft access.

### **BATHROOM - 1.67M X 1.82M (5'6" X 6")**

Two piece bathroom suite comprises, pedestal hand basin, panel bath with over bath electric shower, tiled walls to the full surround, vinyl flooring, chrome towel radiator, rear aspect obscure uPVC window, and light to ceiling.

### **WC - 1.67M X 0.74M (5'6" X 2'5")**

Separate WC comprises, close coupled toilet, carpet flooring, side aspect obscure glazed window, and light to ceiling.

### **BEDROOM ONE - 3.55M X 3.49M (11'8" X 11'6")**

Double bedroom comprising, front aspect uPVC window, double radiator, carpet flooring, and light to ceiling.

### **BEDROOM TWO - 3.28M X 2.65M (10'9" X 8'8")**

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

### **BEDROOM THREE - 2.66M X 2.47M (8'9" X 8'1")**

Single bedroom comprising, integral single cabin bed, double radiator, front aspect uPVC window, carpet flooring, integral single wardrobe, and light to ceiling.

### **SINGLE GARAGE**

Integral single garage comprises, roll top front aspect door to access, mains powered electrics and light to ceiling.

### **EXTERNAL**

To the front aspect a paved driveway for ample off road parking, external lighting, and gated access to the rear garden.

To the rear aspect a large workshop features with glazed windows to the surround, mains ceiling lighting, and French uPVC doors to access.

The main garden area comprises, decking to the patio, small laid to lawn, and gated access to the front aspect. The feature of the rear garden is a fully enclosed wooden gazebo with wooden roof, comprising removable slated window panels, and slatted door leading onto the garden, with wall fixed external lighting and patio heater.

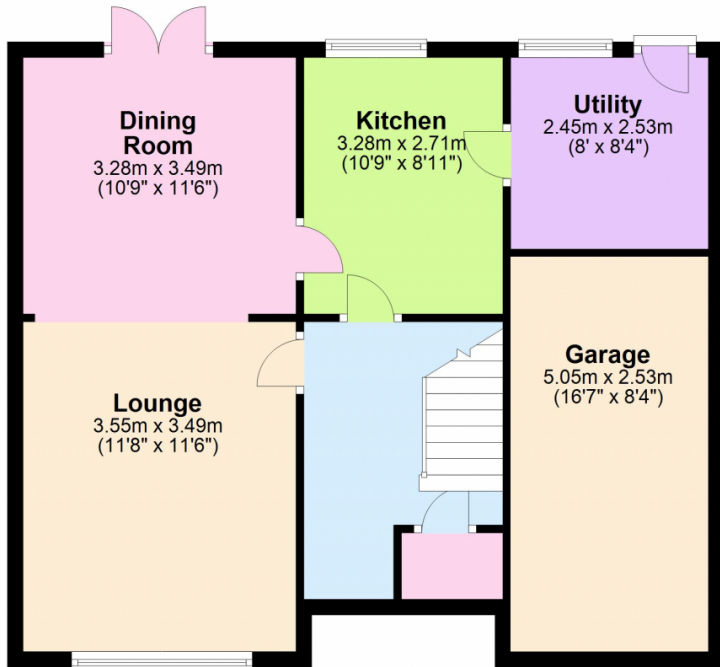
**Total Floor Area 101.6 sq. m.**

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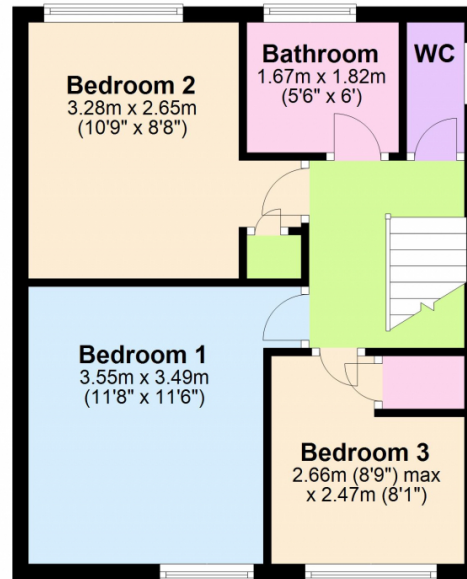
### Ground Floor

Approx. 63.2 sq. metres (680.5 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 101.6 sq. metres (1093.5 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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 