



 3
Bedrooms

 1
Bathroom



MODERN FAMILY HOME

A fantastic opportunity to purchase in the sought after location of the priory estate, situated within a short walking distance of Ashby centre. The property briefly benefits, a large corner plot, secure gated access to both front and rear entry points, a large detached brick built garage is located to the rear of the property, with off road parking. The property comprises gas central heating with combi boiler located to the ground floor WC, full double glazing is presented throughout, with French uPVC doors to the rear aspect of the lounge leading to rear patio.

Louise Oliver Properties is pleased to bring to the market a three bedroom semi-detached property, located to the Priory area of Scunthorpe, benefiting corner plot, ample off road parking and detached brick built garage, featuring modern presentation throughout.

The property is situated to a popular location, set within walking distance of good local primary and secondary schools. Leisure activities including, playing fields and Ridgewalk cycleway are located a short walk from the property, providing ease of access to North Lindsey College, John Leggott sixth form college and Central park.

Ashby centre is located within ease of the property location, with access to a full range of amenities including, restaurants, public houses, tesco express, grocery stores, hair and beauty outlets, weekly market, as well as a good range of independent local retail and hospitality outlets.

Briefly the property comprises, spacious entrance hall with accessible ground floor WC, good size lounge with rear aspect French doors opening out to the rear patio, and feature fire. A well proportioned kitchen and dining area features wood fronted wall and base units with laminate worktop surround, rear aspect uPVC window and adjacent uPVC door to access rear garden, garage and driveway. To the first floor two double bedrooms and a third single bedroom feature, with spacious four piece bathroom suite, comprising, walk-in shower, freestanding bathtub, two door soft close pedestal vanity, and close coupled toilet, finished with mermaid board to the full surround.

Ample storage is located to the property, with walk-in storage cupboard to the kitchen, and accessible loft access.

Viewings are highly recommended.

ENTRANCE HALL

Comprising, front aspect uPVC door with glazed panels, double radiator, vinyl flooring, access to ground floor WC, and light to ceiling.

GROUND FLOOR WC

Large WC features close coupled toilet, double radiator, vinyl flooring, single door vanity to wall hung hand basin, tiled splashback to water sensitive areas, wall hung combi boiler, front aspect obscure glazed uPVC window, and light to ceiling.

LOUNGE

Comprising, carpet flooring, double radiator, rear aspect French uPVC doors to patio, electric fire with wood surround, front aspect slimline uPVC double glazed window, and light to ceiling.

KITCHEN

To the rear aspect featuring, vinyl flooring, uPVC single door to rear garden access, wood fronted wall and base units, under cabinet lighting, marble effect laminate worktops, rear aspect uPVC window, pull out auto extractor unit, gas hob, integral electric oven and grill, composite one and a half sink and drainer, ample room for under counter white goods, dining space, and light to ceiling.

FIRST FLOOR

Stairs to first floor and landing comprise carpet flooring, front aspect uPVC window, accessible loft space, double radiator, and light to ceiling.

BEDROOM ONE

Double bedroom comprising, carpet flooring, rear aspect uPVC window, radiator, fitted four door mirror fronted wardrobe, and light to ceiling.

BEDROOM TWO

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

BATHROOM

Modern four piece suite comprises, vinyl flooring, white gloss double ended freestanding bathtub, freestanding chrome bath shower mixer tap, two door pedestal vanity unit, chrome towel radiator, close coupled toilet, mermaid board, quadrant shower enclosure, mains connected waterfall shower with hand held shower hose attachment, front aspect obscure glazed window, extractor unit, and spot lighting to the ceiling.

BEDROOM THREE

Single bedroom comprises, carpet flooring, radiator, front aspect uPVC window, and light to ceiling.

GARAGE

Detached single brick garage comprising, mains power supply, side aspect uPVC door, electric roller door, lights to ceiling.

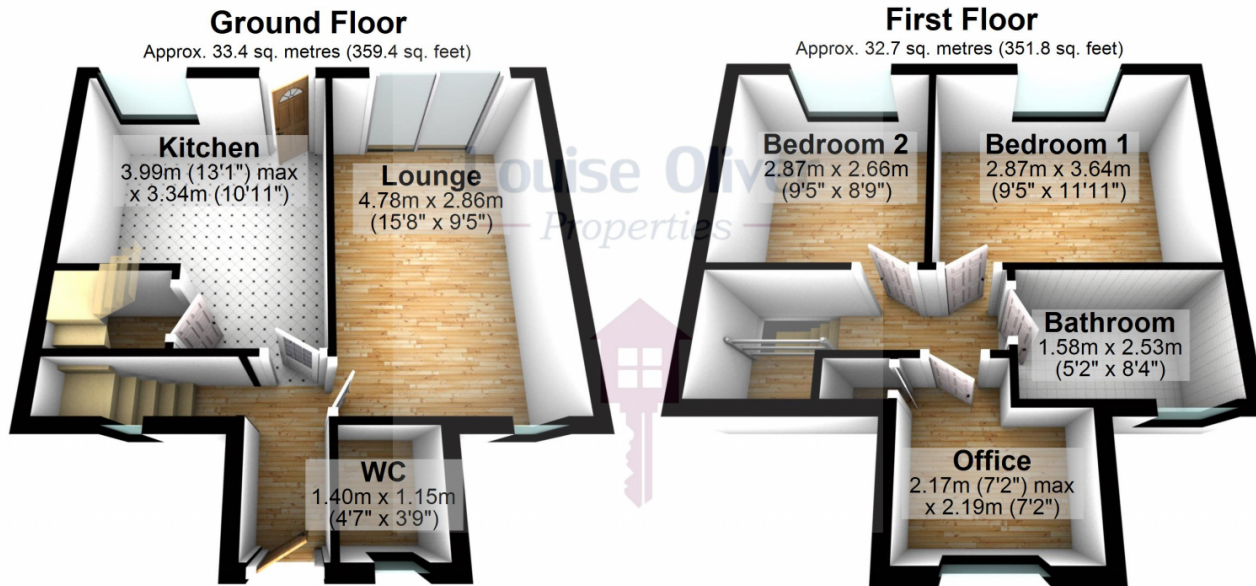
EXTERNAL

To the front garden a large laid to lawn features with accessible block paving leading to the front aspect main entrance.

Rear gardens are accessible via the side aspect, with secure gated entry, laid to lawn, and good sized patio.

Total floor area - 66.1 sq. m. (711.2 sq. ft) approx.

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Total area: approx. 66.1 sq. metres (711.2 sq. feet)

