



Asking Price £235,000

TENURE : FREEHOLD

Scunthorpe, DN16 2RP

Bedrooms : 3

Bathrooms : 3

Reception Rooms : 1

**MASTER BEDROOM WITH
SPACIOUS EN-SUITE SHOWER
ROOM**

**DOUBLE BEDROOMS
THROUGHOUT**

**PART FURNISHED
THROUGHOUT**

**SECURE PARKING TO THE
SINGLE GARAGE AND LARGE
PAVED DRIVEWAY**

**ENERGY PERFORMANCE
RATED 'C'**

**DESIRABLE LOCATION ON A
RESIDENTIAL ESTATE**

Louise Oliver Properties Limited
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Louise Oliver Properties are pleased to present to the market a beautiful modern detached home.

This three bedroom property will make a fantastic purchase, with the added benefit of part furnishings throughout the property, a ready to move into home!

Situated on Coverdale Road, Scunthorpe. Located to the Lakeside development, the property is within walking distance of good local schools, lakeside retail park, Ashby vile and Bottesford beck. A great base for both nearby activities and amenities. The property is also situated close to good local transport routes as well as being ideal for commuters with access routes to connecting motorway links.

This property features full gas central heating with Combi-boiler approximately a year old, with hive thermostat. As well as a full alarm system and external security lighting.

The ground floor comprises; large front aspect lounge and entrance porch, downstairs WC, open plan Kitchen/ Diner with integrated Neff kitchen appliances; hob and oven, under counter fridge & freezer and dishwasher. Utility room with external door to side aspect, and integrated washer dryer. Conservatory leading to rear aspect with solid roof and spot lighting to the ceiling. The first floor comprises; Three-piece family bathroom, three double bedrooms, with wardrobes and integral storage cupboard with shelving and hanging rail, and modern En-suite shower to master bedroom.

To view this property contact

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ENTRANCE HALL

The property opens onto good size porchway through composite door featuring; double-glazed window to front aspect, solid wood floor and small radiator, opening into main lounge, and light to ceiling.

LOUNGE - 17'4" x 12'3" (5.29m x 3.74m)

Large Front aspect lounge comprising; Solid light wood floor, radiator, double-glazed beaded window to front aspect, with doors leading to entrance and rear hallway, and light to ceiling.

REAR HALL

Hallway comprising of; solid light wood flooring, doors to Kitchen, lounge and downstairs WC, with stairs leading to the first floor, and light to ceiling.

GROUND FLOOR WC - 5'10" X 3'2" (1.79m x 0.97m)

Modern WC comprising; laminate flooring, low flush toilet, pedestal hand basin with tiled splashback, radiator, double-glazed obscure window to side aspect, and light to ceiling.

KITCHEN DINER - 21'4" x 8'0" (6.49m x 2.44m)

Large family kitchen/ diner comprising; soft close white and grey gloss fronted wall and base units, ambient lighting features to the wall units and over sink spot lighting, integral Neff four ring gas hob, integral glass fronted Neff electric oven, stainless steel Neff over hob extractor fan, quartz worktop with integral drainer grooves to the sink, stainless steel twin sink with mixer tap, part modern tiled walls, integrated under counter fridge, freezer and dishwasher, radiator, laminate flooring, spotlights to

the ceiling, solid wood breakfast bar work top, rear aspect uPVC beaded window, doors leading to utility and patio doors leading to the conservatory, and ample space for dining.

UTILITY - 5'10" x 5'1" (1.79m x 1.55m)

Utility comprising; laminate flooring, integrated washer dryer, double obscure glazed uPVC door to side aspect, wall and base units, and spotlights to the ceiling.

CONSERVATORY - 12'11" x 10'8" (3.95m x 3.25m)

Rear aspect conservatory comprising; laminate flooring, radiator, spotlights to the ceiling, solid roof, double-glazed patio doors exiting to kitchen and rear patio.

FIRST FLOOR LANDING

Stairs leading to first floor accommodation, carpet flooring, double-glazed uPVC beaded window to side aspect, storage cupboard with shelving and loft access with ladders.

BATHROOM - 8'2" x 6'0" (2.50m x 1.82m)

Family bathroom comprising; bath with mains shower over and glazed shower screen, pedestal hand basin, low flush toilet, radiator, glazed tile flooring, spotlights to the ceiling, double-glazed obscure uPVC window to rear aspect.

MASTER BEDROOM - 15'0" x 8'2" (2.50m x 4.57)

Double bedroom featuring; carpet flooring, radiator and double-glazed uPVC beaded window to rear aspect.

*The free standing wardrobes are available to remain at the property.

EN-SUITE SHOWER ROOM - 6'5" x 6'0" (1.95m x 1.84m)

En-suite comprising; low flush toilet, pedestal hand basin, walk-in shower enclosure with folding door access, part tiled walls, stainless steel towel radiator, glazed tile flooring, and spotlights to ceiling.

BEDROOM TWO - 10'8" x 10'6" (3.25m x 3.20m)

Double bedroom comprising; carpet flooring, radiator, double fitted wardrobe, double-glazed uPVC beaded window to front aspect.

*Additional freestanding wardrobe is available as part of furnishings.

BEDROOM THREE - 10'4" x 8'11" (3.14m x 2.71m)

Double bedroom comprising; laminate flooring, radiator, double-glazed uPVC beaded window to front aspect.

EXTERNAL

Front elevation

Front elevation comprising; paved driveway for multiple vehicles, side gate leading to rear aspect, shingle boarder and access to single integral garage.

Garage 16'9" x 8'8" (5.12m x 2.65m)

Single garage comprising; roll top door, wall and base units, power and lighting, combi-boiler situated here.

Rear elevation

Rear elevation comprising; south facing low maintenance landscaped garden, patio area, PVC decking sun terrace area, shingle and partial bark boarders, external water supply and external security lighting, side access leading to the front aspect gate. Fully enclosed perimeter by fencing.

Total Floor Area - 120.3 sq. m. (1294.4 sq. ft).

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Louise Oliver Properties Limited

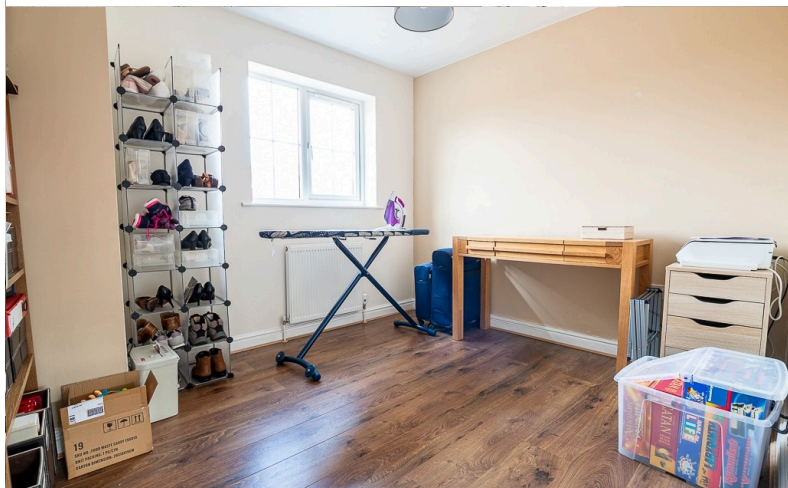
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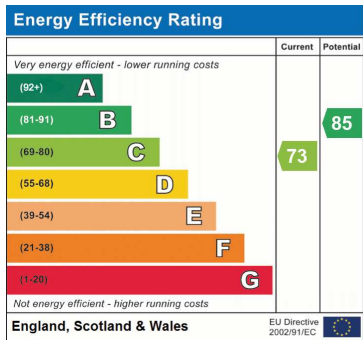
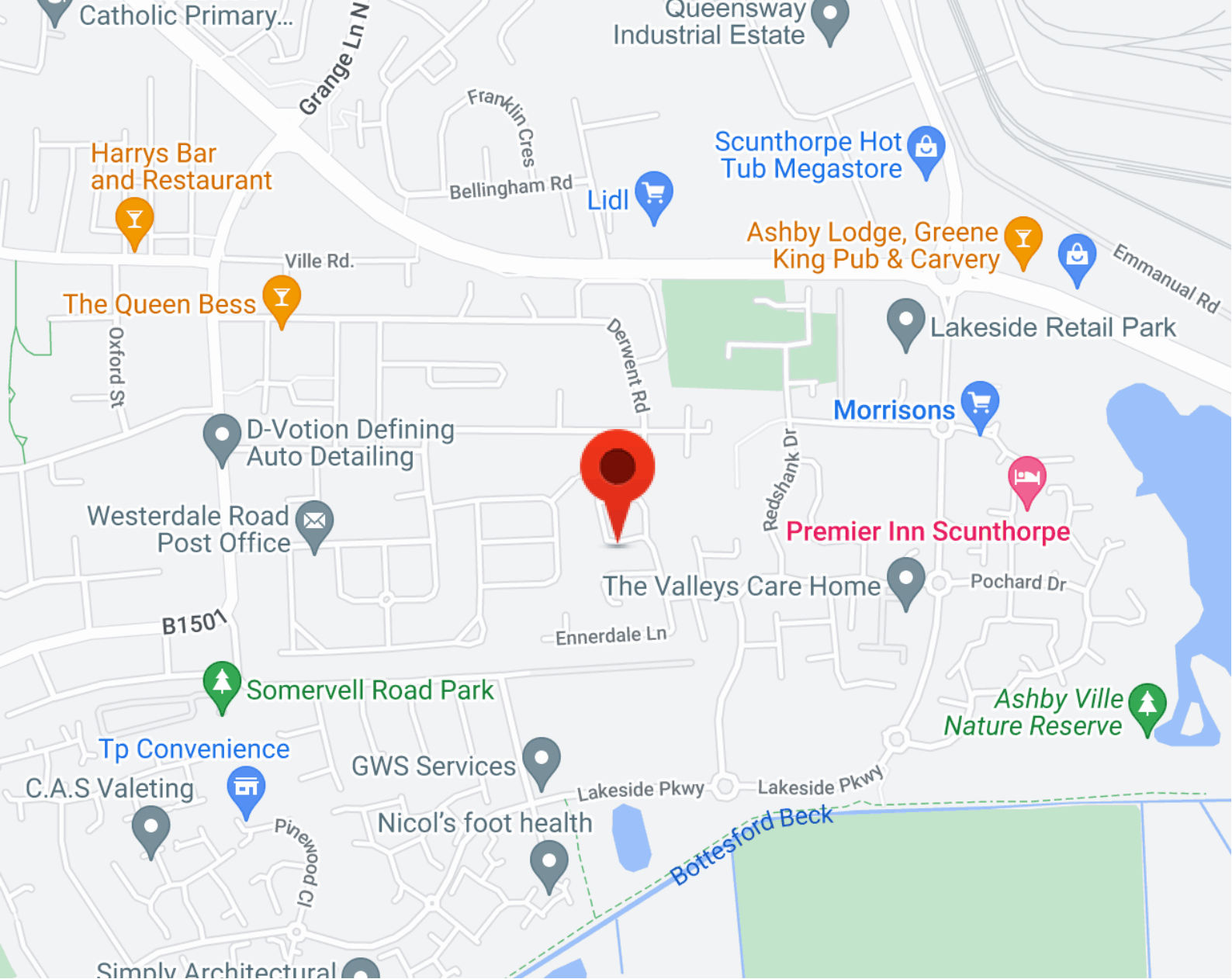






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