



 3  
Bedrooms

 2  
Bathrooms



**\*\*\*MODERN THREE BEDROOM BUNGALOW\*\*\***

**\*\*\*\*DESIRABLE CUL-DE-SAC LOCATION\*\*\*\***

A three bedroom semi-detached bungalow, located to the popular Bottesford area, in Scunthorpe, North Lincolnshire.

Modernised throughout, featuring contemporary kitchen with built in features to include; fridge, freezer, dishwasher, microwave, oven and grill, electric hob, extractor unit, and mains powered ambient lighting to the full surround.

The two double bedrooms boast use of a large fitted shared bathroom, comprising, full hidden waste vanity unit. Additionally the bedrooms benefit built in modern storage, with wall mounted entertainment space and skylight to bedroom two.

A third single bedroom generously accommodates.

A shower room accessible from the main entrance hall boasts, modern mermaid board to the full surround, enlarged walk-in shower enclosure, and fitted hidden waste vanity.

To the front aspect a spacious lounge benefits ample room for dining.

Off road parking for 6 vehicles features.

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Louise Oliver Properties are delighted to present to the market, a modern semi-detached bungalow, boasting three bedrooms, with modernisations throughout, to a quiet cul-de-sac, in the ever popular location of Bottesford, Scunthorpe.

Briefly the property boasts, modern kitchen open to the entrance hall upon entry to the property, benefiting from built in; fridge, freezer, dishwasher, microwave, oven, electric hob, extractor, and space saving plinth heater, with complimentary gloss soft close wall and base cabinets to the full surround. Spacious lounge to the front aspect with generous dining space. Two large double bedrooms, boasting generous built in storage with accessible shared En-suite bathroom. Single bedroom with over bed wall hing storage, and spacious, contemporary shower room.

Externally the property boasts, well maintained block paved driveway tot he front elevation, with off road parking for 6 vehicles, secure gated access, and single electric garage. Low maintenance rear garden comprise of, block paved patio, raised artificial lawn, and external lighting.

Located tot he popular residential area of Bottesford, Scunthorpe. The bungalow boasts a prime location within ease of a wide range of services and facilities, boasting ease of access to Ashby centre, and Lakeside retail park, whilst benefiting a quiet cul-de-sac position.

To arrange a viewing at this modern bungalow contact the team on;

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#### **ENTRANCE HALL**

Entry to the property via side aspect uPVC door with obscure glazed panels opening into spacious entrance hall comprising of, cushion flooring, double radiator, open to the kitchen and access to all rooms, loft access features partial boarding, lighting, mains sockets, and combi boiler. And light to ceiling.

#### **LOUNGE - 5.54m x 3.30 (18'2" x 10'2")**

Well proportioned lounge diner comprising of, front aspect bay uPVC window, laminate flooring, gas fire with marble hearth, twin radiators, and twin ceiling lights.

#### **KITCHEN - 2.94m x 2.38m (9'8" x 7'10")**

Modern fitted kitchen comprising of, tiled flooring, gloss soft close cream and accented purple wall and base units to the full surround, built in fridge and freezer, electric four ring hob, over hob glazed extractor unit, dishwasher, electric oven and microwave. Dual aspect uPVC windows, stainless steel one and half sink and drainer, ambient lighting to the full surround and kickboards, space saving plinth heater, tiling to the walls, and light to ceiling.

#### **SHOWER ROOM - 2.35m x 1.47m (7'9" x 4'10")**

Modern shower room boasts, enlarged walk-in shower enclosure to mains fed waterfall shower with fixed glazed screen, combination hidden waste vanity, low flush toilet, mixer taps to ceramic hand basin, retro vertical column radiator, mermaid board to the walls, and PVC ceiling with spot lighting, laminate flooring, and side aspect obscure glazed uPVC window.

#### **BEDROOM ONE - 3.70m x 3.96m (12'2" x 13'0")**

Double bedroom boasting, carpet flooring, large walk-in wardrobe (2'11" x 5'8") with fixed shelving and light to ceiling, radiator, exiting to the rear garden via uPOVC double doors, access to shared En-suite bathroom, and light to ceiling.

### **SHARED EN-SUITE BATHROOM - 2.66m x 1.72m (8'9" x 5'8")**

Spacious bathroom benefits, combination gloss back to wall vanity with floor standing storage, low flush hidden waste toilet, hidden waste ceramic hand basin with mixer taps, panel bath with mixer taps and hand held shower hose, mirror to vanity with mains downlights, tiling to the wall surround, cushion flooring, radiator, extractor unit, and light to ceiling.

### **BEDROOM TWO - 3.93m x 3.32m (12'11" x 10'11")**

Double bedroom boasting, Built in over bed wardrobe storage, built in wall storage with space for television, ambient over bed lighting, uPVC skylight, carpeted flooring, radiator, access to shared En-suite bathroom, and light to ceiling.

### **BEDROOM THREE - 2.74m x 1.53m (9'0" x 5'0")**

Single bedroom boasting, slide to access internal door from entrance hall, carpeted flooring, wall mounted storage, side aspect uPVC window, radiator, and light to ceiling.

### **EXTERNAL**

#### **Garage**

Single detached brick built garage, boasting, electric roll top door to access from the front elevation, mains power supply and over head lighting, with side aspect uPVC door exiting to the enclosed rear garden.

#### **Front Elevation**

Boasting fantastic kerb appeal comprising, well maintained block paved driveway with ample off road parking for six vehicles, external security lighting, gated access to the side aspect, large car port, and external water supply.

#### **Rear Elevation**

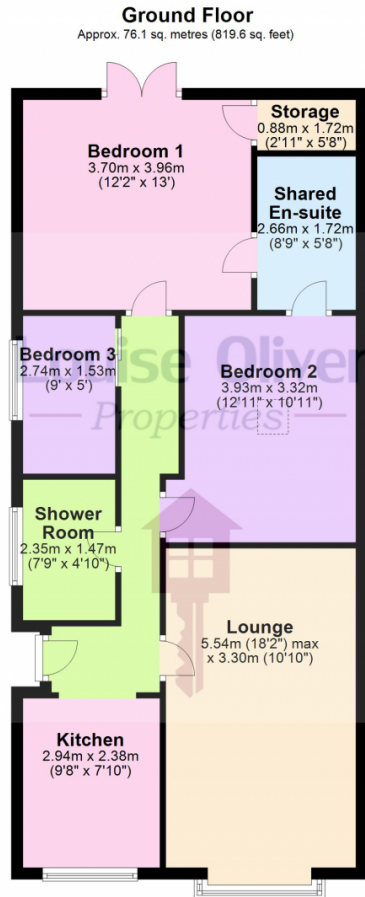
Secure enclosed low maintenance rear garden boasting, block paving, raised artificial lawn, sun terrace, and external lighting.

#### **Location**


Situated in the desirable location of Bottesford, Scunthorpe. The property benefits a quiet cul-de-sac location, within ease of access to a wide range of services including, doctors surgery, pharmacy, retail outlets, and popular supermarkets. Within equidistance of Ashby and Lakeside retail park, a generous offering of facilities and services are available within ease of distance both by foot, in car and available public transport.

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Total area: approx. 76.1 sq. metres (819.6 sq. feet)  
7 Heather Grove, Scunthorpe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Heather Grove, DN16

