



 3  
Bedrooms

 3  
Bathrooms



Louise Oliver Properties is pleased to present to the market this three bedroom semi detached property, located to the quiet cul-de-sac of Norman Crescent, Scunthorpe. Boasting modern renovations throughout, with large gardens, and spacious living accommodation. The desirable location benefits ease of access to, Central Park, North Lindsey and John Leggott Colleges, and sits within a short distance to both the local town centre and national motorway network. Briefly the property comprises of, spacious entrance hall to the front aspect entry to the property, exiting to ground floor WC, and well proportioned lounge. Situated to the rear aspect the open plan family room combines a modern fitted kitchen with a range of features, with well proportioned dining space with scope to use a second sitting room.

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Briefly the property comprises of, spacious entrance hall to the front aspect entry to the property, exiting to ground floor WC, and well proportioned lounge featuring open fire with traditional feature surround and large bay windows. Situated to the rear aspect the open plan family room combines a modern fitted kitchen with a range of features, with well proportioned dining space with scope to use a second sitting room. The family room exits to a large sunroom, opening out to large rear landscaped gardens. externally the property offers off road parking for multiple vehicles, west facing rear garden, single detached fully accessible garage, and large paved sun terrace.

**Viewings are highly recommended!**

### **ENTRANCE HALL**

Composite glazed door to entrance via the front aspect opening to spacious hallway comprising of, solid hard wood flooring, stairs to first floor accommodation, radiator, access to ground floor WC and lounge, and light to ceiling.

### **GROUND FLOOR WC**

Comprising of, close coupled toilet, corner wall hung hand basin, over head shelving, side aspect obscure uPVC window, tiled flooring, and light to ceiling.

### **LOUNGE**

traditional lounge comprising of, carpeted flooring, front aspect uPVC bay window, open fire with traditional tiled surround, radiator, and light to ceiling.

### **DINING ROOM**

Open plan family area to the kitchen comprising of, tiled flooring, twin radiator, wall mounted television points, exits to conservatory, and lights to ceiling.

### **KITCHEN**

Featuring open plan to the dining area comprising of, high gloss cream fronted soft close wall and base storage, built in BOSCH double oven, induction hob, stainless steel over hob extractor unit, dishwasher, and under counter fridge and freezer. Gas combi boiler is located enclosed to wall mounted storage, one and a half composite sink and drainer, composite worktop surround, dual aspect uPVC windows, side aspect uPVC door exiting to extended driveway, ceiling spot lighting, and ambient lighting to kick boards, and under cabinets.

### **CONSERVATORY**

Large rear conservatory comprises of, tiled flooring, full double glazed surround, ceiling fan light, and exiting to rear garden.

### **BEDROOM ONE**

Double bedroom comprises, carpeted flooring, radiator, rear aspect uPVC window, and light to ceiling.

## **BEDROOM TWO**

Double bedroom comprises of, carpeted flooring, front aspect bay uPVC window, radiator, built in wardrobe storage, and light to ceiling.

## **BEDROOM THREE**

Single bedroom comprising, carpeted flooring, radiator, rear aspect uPVC window, and light to ceiling.

## **BATHROOM**

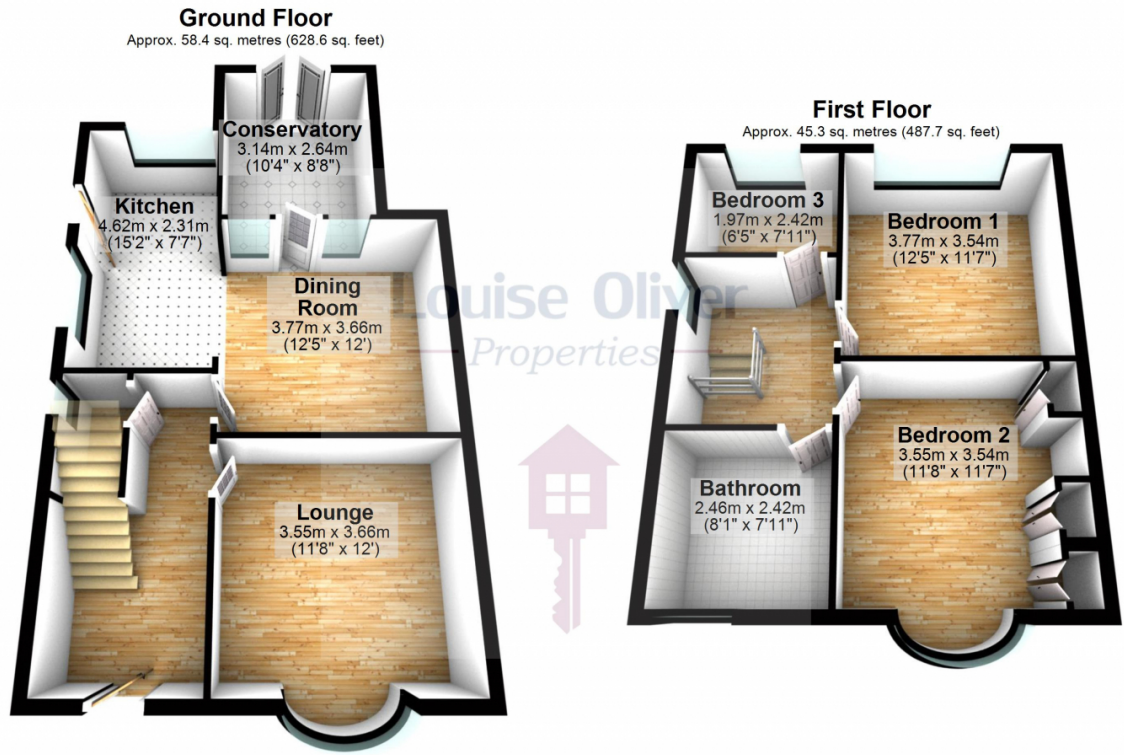
Four piece bathroom suite comprises, traditional freestanding roll top claw foot bath with chrome mixer taps and hand held shower hose, concealed waste vanity hand basin, enlarged walk-in corner shower with mains fed waterfall shower and hand held shower hose, retro chrome and enamel towel radiator, mermaid board to the walls, tiled flooring, extractor fan, front aspect obscure uPVC window, and light to ceiling.

## **EXTERNAL**

To the front aspect the property offers ample off road parking with low maintenance lawned front and partial walled perimeter. The paved driveway extends to the rear, with fully accessible single garage for secure vehicle storage. The single garage benefits mains power supply, and external security lighting.

To the rear garden the property boasts large west facing gardens, landscaped throughout to include, block paved sun terrace, manicured lawn, twin external water supply points, single wooden shed, water feature and raised beds.

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Total area: approx. 103.7 sq. metres (1116.3 sq. feet)  
7 Norman Crescent, Scunthorpe

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>87</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>65</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: 7 Norman Crescent , DN17

