



Louise Oliver
— Properties —
FOR SALE
01724 853222
www.louiseoliver.co.uk

 **3**
Bedrooms

 **1**
Bathroom



*****NO ONWARD CHAIN*****

Louise Oliver Properties brings to the market a three bedroom semi-detached property, located close to good local primary and secondary schools, John Leggott and North Lindsey college. Within a short walking distance to Scunthorpe's central park, and the local amenities of Old Brumby, offering convenience stores, post office, nursery, and well services bus route.

The property offers generous off road parking to the front aspect, with secure gated access to extended rear drive and single garage. benefiting a gas combi boiler, and double glazing throughout. The living space comprises, open plan lounge with external door access to the rear garden, and dining room situated to the rear of the kitchen. Good sized bedrooms offer two double and a third true single bedroom, with spacious three piece bathroom suite. Accommodating a generous floorplan, and built in storage throughout, the property offers further scope to modernise to suit ones own taste.

Louise Oliver Properties brings to the market, a traditional three-bedroom semi-detached home, available for purchase with no onward chain, for ease of purchase. The property is situated to a popular location, within ease of walking distance to good local primary and secondary schools, in addition to both North Lindsey and John Leggott college.

In brief the property comprises, uPVC external porch to the front aspect, opening into spacious entrance hall, exiting to the lounge and rear diner, with stairs to first floor. The open plan lounge features an 'L' shape design, with central fireplace, and rear uPVC double doors opening to the gardens. The dining and kitchen areas are situated to the rear of the property, with an open plan layout. To the first floor the property boasts generous sleeping accommodation with two double bedrooms featuring built in wardrobe storage, and a third single bedroom with ample room for additional storage space. The three-piece bathroom suite presents built in storage, and over bath shower. Externally the property boasts ample off-road parking for multiple vehicles, garage, and well-presented gardens.

To view this property, contact us on.

01724 853222

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ENTRANCE HALL

Opening from the external uPVC porch surround boasting, wood laminate flooring, under stairs storage, radiator, light to ceiling, and exiting to the lounge, dining room, and carpeted stairs to first floor accommodation.

LOUNGE - 7.467m x 4.00m

Generous open plan living space comprising of, carpeted flooring, front aspect uPVC window, rear aspect double uPVC doors to gardens, electric fire, radiator, wall fixed lighting, and lights to ceiling.

DINING ROOM - 3.42m x 3.64m

Rear dining room open to the kitchen benefits, vinyl flooring, built in storage to the under stairs, single worktop with base storage, wooden wall panelling, radiator, and light to ceiling.

KITCHEN - 2.30m x 3.64m

Kitchen comprises of, wall and base storage, space for freestanding cooker and white goods, wall hung combi boiler, worktop surround, stainless steel sink and drainer, radiator, dual aspect uPVC windows, rear aspect Upvc door opening to gardens, and light to ceiling.

BEDROOM ONE - 3.72m x 4.02m

Double bedroom benefits, carpeted flooring, radiator, front aspect uPVC window, and light to ceiling.

BEDROOM TWO - 3.54m x 3.74m

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

BEDROOM THREE - 2.65m x 2.18m

Single bedroom with, carpeted flooring, radiator, front aspect uPVC window, and light to ceiling.

BATHROOM - 2.34m x 2.18m

Three-piece bathroom suite features, pedestal hand basin, tiled walls throughout, panel bath with over bath mains fed shower, low flush toilet, PVC ceiling, rear aspect obscure uPVC window, white towel radiator, built in storage, and light to ceiling.

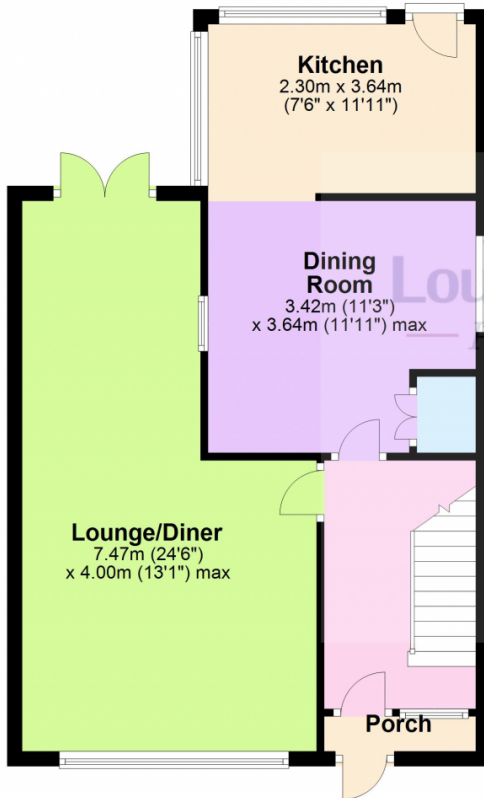
EXTERNAL

Front aspect boasts paved driveway extending to the rear garage via secure gated access, and manicured lawn. Rear garden boasts, large laid to lawn, single garage, block paved patio, fenced perimeter, external water supply, and security lighting.

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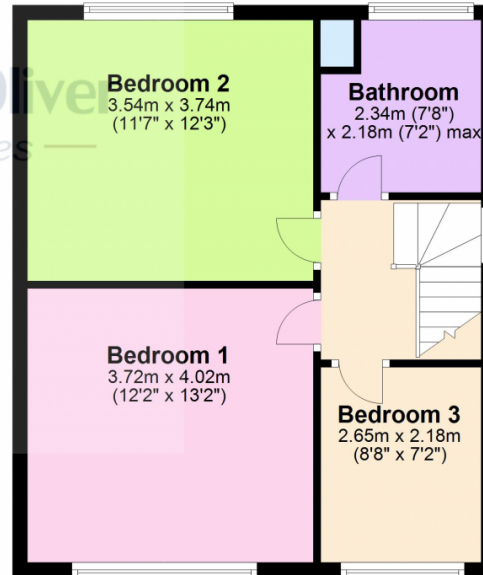
Ground Floor

Approx. 55.7 sq. metres (599.8 sq. feet)



First Floor


Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 101.1 sq. metres (1087.8 sq. feet)

16 Clarendon Road, Scunthorpe

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Clarendon Road, DN17

