



 2
Bedrooms

 1
Bathroom



****NO ONWARD CHAIN****

Located within walking distance to the centre of Ashby, Scunthorpe, accessible to a range of good local services, and amenities. The property is tucked away to a quiet cul-de-sac, with ample off road parking, large courtyard style, low maintenance rear garden, accessible detached garage, and spacious living accommodation is available throughout. A two double bedroom, the property benefits, spacious lounge, large open plan kitchen and dining area, large rear conservatory, and four piece fitted bathroom suite. Boasting private, rear south facing courtyard. The property boasts, full double glazing uPVC windows, and gas central heating combi-boiler. Off road parking is available for several vehicles, with secure double gated access to the side aspect, extending the driveway.

The property benefits ample privacy, with not being overlooked to the rear, and secure high perimeters to the neighbouring side aspects. Close to public bus routes, & medical practice.

Louise Oliver Properties is pleased to present to the market a two-bedroom detached bungalow, benefiting a quiet cul-de-sac location, within walking distance to the centre of Ashby, Scunthorpe. The property briefly boasts, spacious accommodation throughout, to include, bay fronted lounge with central fireplace, double bedrooms both comprising built in wardrobe storage, a four-price bathroom accommodating panel bath, single shower alcove, spacious kitchen and dining area, exiting to south facing large conservatory.

Externally the property benefits low maintenance gardens featuring, paved extended driveway with secure gated access to the rear, single detached garage with automatic roll top door, and paved south facing large courtyard.

Viewings are available immediately.

ENTRANCE HALL

Opening to separate entrance porch to the front aspect via uPVC door comprising, light to ceiling, and carpeted flooring. The entrance porch opens to the main entrance hall via solid wood door access, a 'T' shape hallway offering access to the lounge, both bedrooms, bathroom and, kitchen. Comprising of carpeted flooring, radiator, loft access, light to ceiling, and built in floor to ceiling double door storage.

LOUNGE - 4.87m x 4.40m

Front aspect spacious lounge area comprising of, carpeted flooring, front aspect bay uPVC window, twin radiators, central gas fire with marble hearth, and light to ceiling.

KITCHEN - DINER - 3.56m x 5.90m

Open plan kitchen and dining room featuring, solid wood wall and base storage, granite effect worktops, composite one and a half sink and drainer, space for freestanding oven, over hob pull out extractor unit, partial tiling to water sensitive areas, side aspect uPVC windows, radiator, spotlighting to the ceiling, and twin uPVC double doors exiting to the rear conservatory.

BEDROOM ONE - 4.49m x 3.00m

Double bedroom features, carpeted flooring, rear aspect uPVC window, radiators, light to ceiling, and built in bedroom suite for ample storage.

BEDROOM TWO - 3.12m x 3.19m

Double bedroom comprises, carpeted flooring, radiator, front aspect uPVC window, light to ceiling, and built in wardrobe system to one wall.

BATHROOM - 2.58m x 2.54m

A four-piece fitted bathroom suite boasting, concealed waste vanity with granite effect countertop to hand basin and back to wall low flush cistern, chrome towel radiator, side aspect twin obscure glazed uPVC windows, extractor unit, spotlighting to the ceiling, panel bath, and single shower unit to tiled alcove featuring, mains fed shower, concertina glazed door access, and raised shower tray.

CONSERVATORY - 3.49m 5.50m

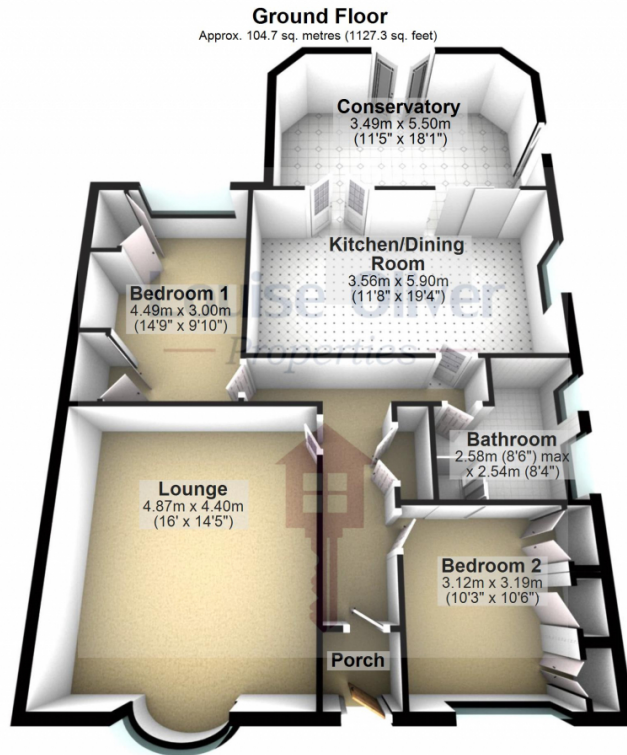
Large south facing conservatory, accessible from the kitchen - diner, comprising of, full uPVC double glazed surround, carpeted flooring, side aspect uPVC door, rear aspect double doors opening into garden, radiator, and light to ceiling.

EXTERNAL


To the front aspect the property boasts great kerb appeal, with large well-tended garden featuring, a walled front perimeter, gated access to both side aspects, shingle feature, external security lighting, and extended paved driveway.

The rear garden boasts a south facing aspect, low maintenance large, paved courtyard, single detached brick built garage with electric rolltop door access, secure fenced perimeter, external water supply, and security lighting.

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Total area: approx. 104.7 sq. metres (1127.3 sq. feet)
75 Victoria Road, Scunthorpe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 75 Victoria Road, DN16

