



Asking Price £250,000

TENURE : FREEHOLD

Ashby Road, DN16

Bedrooms : 3

Bathrooms : 3

Reception Rooms : 3

**SPACIOUS DETACHED
FAMILY HOME**

**COLLEGES & LEISURE
CENTRE**

**GREAT LOCATION CLOSE TO
SCHOOLS**

REFURBISHED THROUGHOUT

PARKS

**OPEN PLAN LIVING
ACCOMMODATION**

Louise Oliver Properties Limited
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Louise Oliver Properties is delighted to present to the market a three bedroom detached property, located to Ashby Road, Scunthorpe, North Lincolnshire.

The property features refurbishment throughout, including new flooring, new bathroom, ground floor WC, and En-suite shower room. With full redecoration in a tasteful modern style.

The property benefits from spacious living accommodation, opening to large entrance hall, with access to ground floor WC, a feature wrap around open plan living area features, bay fronted lounge, with internal sash door opening to rear family rooms. The open plan ground floor comprises, generous fitted kitchen with a range of ambient spot lighting, and freestanding four door, seven ring gas oven. The kitchen opens directly into dining area / family room open to generous rear aspect sunroom. A utility room is situated with access adjacent to the sunroom featuring worktop, shelving, and external uPVC door to side aspect. The first floor boasts generous double bedrooms, with fully fitted four-piece bathroom suite featuring mains fed corner shower, vanity hand basin, and digital ambient lit vanity mirror with anti-condensation unit. The third single bedroom or small double benefits a En-suite shower room with corner shower enclosure, slimline vanity hand basin, low flush toilet, and ambient lit vanity mirror. Offering extensive off-road parking to block paved driveway, with accessible rear set garage, and secure enclosed large rear garden.

Situated nearby to both Scunthorpe town centre, and Ashby, the property provides ease of access to a wide range of facilities and amenities, including retail outlets, national motorway network, schools, colleges, and university campus, whilst also being situated directly in the location of Central Park, The pods leisure centre, and popular pub / restaurant.

Offered with no onward chain for ease of purchase, viewings are highly recommended, by appointment only.

ENTRANCE HALL

Opening via front aspect uPVC door to large entrance hall with exits to kitchen, lounge, and ground floor WC. Comprising of, carpeted flooring, radiator, spotlighting to the ceiling, and stairs to first floor.

LOUNGE - 4.04m x 3.77m

Bay fronted uPVC window, carpeted flooring, slate fireplace, vertical radiator, wood sash doors opening to rear family rooms, and light to ceiling.

DINING ROOM - 3.96m 3.06m

Open plan family dining area with wood laminate flooring, radiator, and lights to ceiling.

SUNROOM - 13.94m 3.56m

open plan to rear family living areas comprising, rear aspect uPVC windows and double doors exiting to patio, wood laminate flooring, wall mounted lighting, and radiator.

KITCHEN - 3.96m X 2.96m

Open plan to the ground floor living areas comprising of, grey wood fronted wall and base units, granite effect worktops, side aspect uPVC window, ambient lighting with spotlights over sink and oven, one and a half stainless steel sink and drainer, marble effect tiling to the walls, over hob extractor unit, freestanding four door five ring gas oven and grill, glass fronted display cabinets, and light to ceiling.

UTILITY - 1.94m x 2.46m

Good sized utility room comprising of, wood laminate flooring, granite effect worktop, wall fixed shelving, space for freestanding under counter white goods, side aspect uPVC door exiting to garage / driveway, wall mounted gas combi boiler, and light to ceiling.

GROUND FLOOR WC

Located to the under stairs featuring, tiled flooring, side aspect obscure glazed window, tiled walls, low flush cistern, vanity hand basin, chrome towel radiator, and light to ceiling.

BEDROOM ONE - 4.04m 3.40m

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

BATHROOM 2.00m x 2.63m

Four-piece bathroom suite boasting, panel bath with over bath hand held shower hose, vanity hand basin with double door under basin storage, low flush cistern corner mains fed shower, digital vanity mirror with ambient lighting and anti-condensation feature, vinyl flooring, tiled walls, front aspect obscure glazed uPVC window, and spotlighting to the ceiling.

BEDROOM TWO - 4.01m x 3.34m

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

BEDROOM THREE (En-Suite) - 2.37m x 2.63m

large single bedroom with carpeted flooring, radiator, rear aspect uPVC window, and light to ceiling.

SHOWER ROOM - 0.96m x 1.67m

En-suite shower room to the third bedroom comprising of, vinyl flooring, corner shower enclosure with double slide to open doors, electric shower unit, vertical chrome radiator, extractor unit, slimline vanity hand basin, side aspect obscure glazed window, tiled walls, and light to ceiling.

EXTENAL

To the front aspect a large block paved driveway, rear set single garage with up and over door, walled perimeter, and security lighting.

To the rear aspect a secure enclosed garden with, paved patio, large laid to lawn, rear door access to garage, and external security lighting.

DISCLAIMER:

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them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Louise Oliver Properties Limited has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing

Louise Oliver Properties Limited

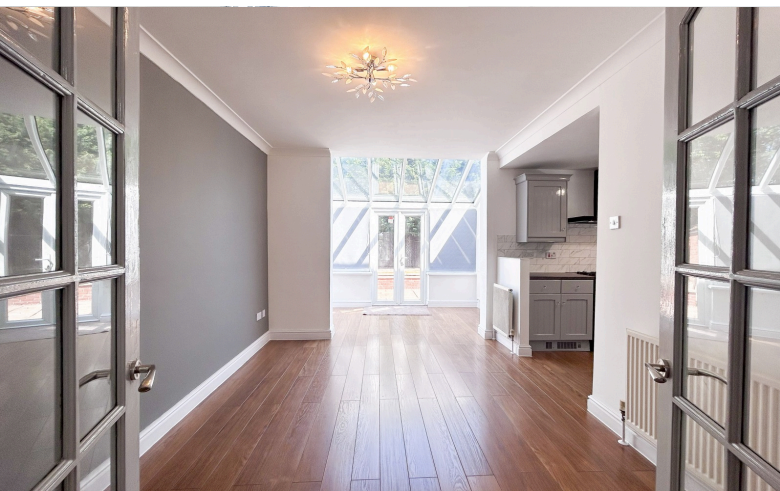
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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