



**Asking Price £220,000**

**TENURE : FREEHOLD**

**Ashby Road , DN16**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 2**

**Central location close to amenities**

**Large front drive & detached tandem garage**

**large enclosed rear garden**

**Two spacious reception rooms**

**Kitchen with large utility area**

**Four piece modern bath & mains shower**

**Louise Oliver Properties Limited**  
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Louise Oliver Properties is pleased to present to the market, a three-bed semi-detached modern family home in the location of Scunthorpe, North Lincolnshire. This traditional semi-detached family home offers spacious accommodation throughout, set back from the road to large driveway with ample off-road parking for multiple vehicles. The property boasts, spacious entrance hall upon entering the to the front aspect, with ground floor WC located, under stairs storage, and stairs to first floor. opening into large bay fronted lounge with fireplace located, to the rear a second sitting room or dining room, exiting to large, paved patio area. The kitchen boasts, galley style kitchen with a range a wood fronted wall and base units, and open plan to utility area with floor to ceiling built in pantry storage. A further uPVC door exits directly to the patio and garage areas to the garden. The first-floor benefits, three well-proportioned bedrooms with a range of fitted wardrobes to the main bedroom. The spacious four-piece bathroom suite boats fully tiled neutral walls and flooring, double vanity to hand basin, bidet, low flush cistern, panel bath with over bath mains fed shower and glazed shower screen, and digital ambient lit vanity mirror with anti-condensation pad. The rear garden is fully secured, with double gated access to detached tandem garage, a well-proportioned patio and steps lead to large laid to lawn.

The property features full double glazing throughout, with gas combi-boiler.

The location offers ease of access to, a range of good local primary and secondary schools, the Pods leisure centre, Central Park, pubs and restaurants, university campus, local colleges, and the town centre is located within ease of walking distance. A public bus route serves the locality.

Available for purchase with no forward chain.

To view this property call:

01724 853 222

#### **ENTRANCE**

Spacious entrance hall opening from the front aspect via uPVC door with, ground floor WC, built in under stair storage, wood laminate flooring, side aspect uPVC window, lights to wall and ceiling, and exiting to lounge, dining room and kitchen.

Under stair walk-in storage comprises, combi-boiler, wall light, side aspect obscure glazed window, and wood laminate flooring.

#### **GROUND FLOOR WC**

A good-sized WC comprises of, low flush cistern, corner wall hung hand basin, radiator, side aspect obscure glazed window, tiled walls, wood laminate flooring, and light to ceiling.

#### **LOUNGE - 3.79M X 3.75M**

Front aspect bay fronted uPVC window, gas fire with hearth and mantle, carpeted flooring, twin radiators, and light to ceiling.

#### **DINING ROOM - 5.35M X 3.75M**

Rear aspect uPVC double doors exiting to garden, carpeted flooring, gas fire with hearth and mantle, twin radiators, and lights to wall and ceiling.

#### **KITCHEN - 5.74M X 2.35M**



Galley style kitchen comprises, a range of wood fronted wall and base units, granite effect worktops, built in twin oven and grill, built in induction hob, stainless steel over hob extractor unit, space for freestanding under counter white goods, radiator, tiled walls and flooring, open to utility area, floor to ceiling larder unit and base units to utility space, twin aspect uPVC windows, rear aspect uPVC stable door exiting to garden, and lights to ceiling.

#### **BATHROOM - 3.07M X 2.35M**

Four-piece bathroom suite boasts, bidet, low flush WC, twin side aspect obscure glazed windows, panel bath with over bath mains fed waterfall shower and second hand held shower hose, glazed shower screen panel, vanity hand basin with six door storage, fully tiled walls and flooring, digital vanity mirror comprising ambient and anti-mist controls, radiator, and light to ceiling.

#### **BEDROOM ONE - 4.10M X 3.75M**

Double bedroom boasting, a range of wood fronted built in wardrobes with shelving, drawers and hanging rails, front aspect bay fronted uPVC window, carpeted flooring, radiator, and light to ceiling.

#### **BEDROOM TWO - 3.79M X 3.75M**

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

#### **BEDROOM THREE - 2.11M X 2.43M**

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

#### **EXTERNAL**

Front garden boasts large block paved driveway with off road parking available for multiple vehicles, walled front perimeter, shingle corner bed, and double gated access to garage and rear garden.

Rear garden boasts, detached tandem garage, raised block paved patio, large laid to lawn, external security lighting, secured perimeter, single shed, and large laid to lawn.

#### **GARAGE**

Detached brick built tandem garage features, up and over front aspect door, pitched roof, and side aspect window.

#### **DISCLAIMER:**

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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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(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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