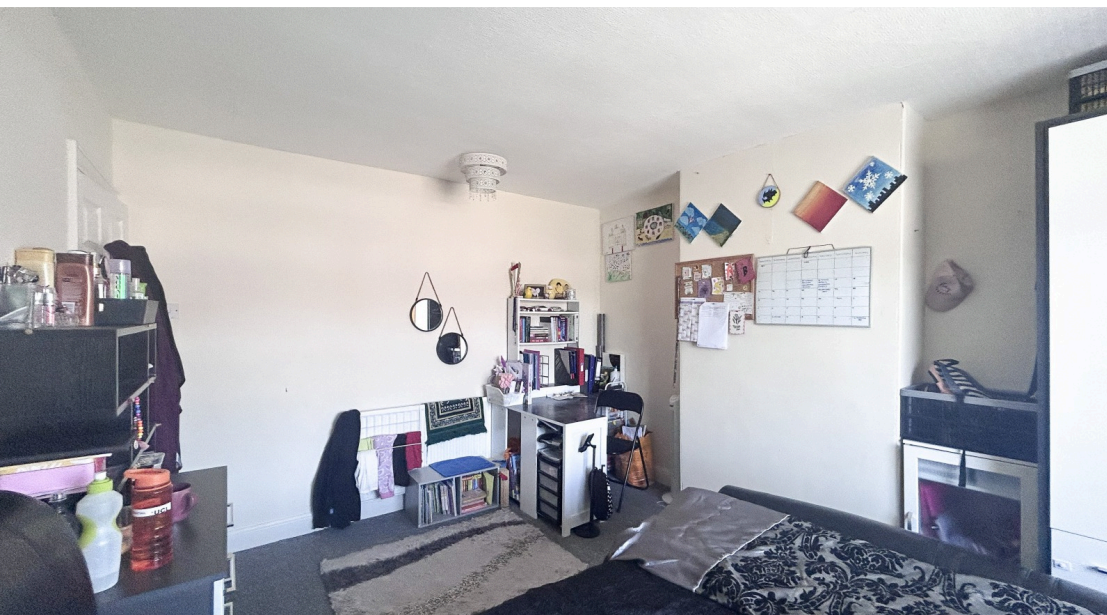




 3  
Bedrooms

 2  
Bathrooms



Louise Oliver Properties brings to the market a traditional bay fronted semi-detached property, within walking distance of Scunthorpe general hospital and the town centre. The property is offered to the market with an energy performance rating C boasting full double glazing throughout, gas central heating combi-boiler, and solar panels to the roof. Offering spacious accommodation throughout, with open plan lounge and rear dining room opening to the garden area, a ground floor WC, galley style kitchen comprising additional dining space. The first floor boast double bedrooms and spacious three-piece bathroom suite. Externally the property offers ample off road parking for multiple vehicles, single garage, and south westerly facing rear garden.

**Louise Oliver Properties is pleased to present to the market a traditional three-bedroom, semi-detached home in the central location of Scunthorpe, North Lincolnshire. The property boasts ease of access to Scunthorpe general hospital and the town centre, making it a popular location.**

**Briefly the property boasts spacious entrance hall opening from the front aspect, with ample room for external clothing and shoe storage for the growing family, the entrance provides additional under stair storage space, and ground floor WC. Open plan living accommodation features lounge to front aspect traditional bay fronted window, and rear dining area or additional sitting room, the rooms feature wood laminate flooring, and double uPVC doors open to the rear patio. The galley style kitchen offers additional space for small dining table with scope to further modernise. To the first floor the property offers spacious double bedrooms with carpeted flooring throughout, and bay fronted window and built in wardrobes to the main bedroom. A family bathroom comprises of, panel bath and over bath electric shower, pedestal hand basin, and low flush toilet.**

**The property benefits from an energy performance rating C with full double glazing throughout, gas central heating combi-boiler, and solar panels to the roof.**

**The location offers ease of walking distance to a wide range of local service including, Scunthorpe general hospital, train station, supermarkets, good local schools, and a regular public bus route serves the locality.**

**Viewings are highly recommended!**

**Please call 0172485322 or email [info@louiseoliverproperties.co.uk](mailto:info@louiseoliverproperties.co.uk)**

### **ENTRANCE HALL**

Opening via uPVC front aspect door comprising, wood laminate flooring, radiator, stairs to the first floor as well as under stair storage, with exits to the lounge, diner, kitchen, and WC, and lights to ceiling.

### **WC**

Located to the under stairs comprising of low flush cistern, wall hung ceramic hand basin, with tiled splash back, side aspect obscure glazed window, and lights to ceiling.

### **LOUNGE - 3.97M X 3.64M**

The lounge is open plan to the diner with wood laminate flooring, front aspect bay uPVC window, radiator, and lights to ceiling.

**DINING ROOM - 4.54M X 3.42M**

Spacious family dining room or additional sitting room comprising of, wood laminate flooring, two radiators, double uPVC doors to the patio, and lights to ceiling.

**KITCHEN - 5.88M X 2.35M**

Galley style kitchen with room for dining featuring, wood laminate flooring, wood fronted wall and base storage units, dual aspect uPVC windows as well as a rear aspect obscure uPVC door, radiator, tiled splash back to water sensitive areas, under counter space for freestanding white goods, and light to ceiling.

**BATHROOM - 2.53M X 1.87M**

The bathroom features, wood laminate flooring, mirrored wall, half tiled walls surrounding water sensitive areas, radiator, panel bath with over bath electric shower, pedestal hand basin, low flush cistern, front aspect obscure glazed uPVC window, and lights to ceiling.

**BEDROOM ONE - 4.56M X 3.41M**

Double bedroom comprising of, carpeted flooring, front aspect bay uPVC window, built in slide to access mirrored wardrobes, radiator, and light to ceiling.

**BEDROOM TWO - 3.97M X 3.66M**

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

**BEDROOM THREE - 3.49M X 2.35M**

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

**EXTERNAL**

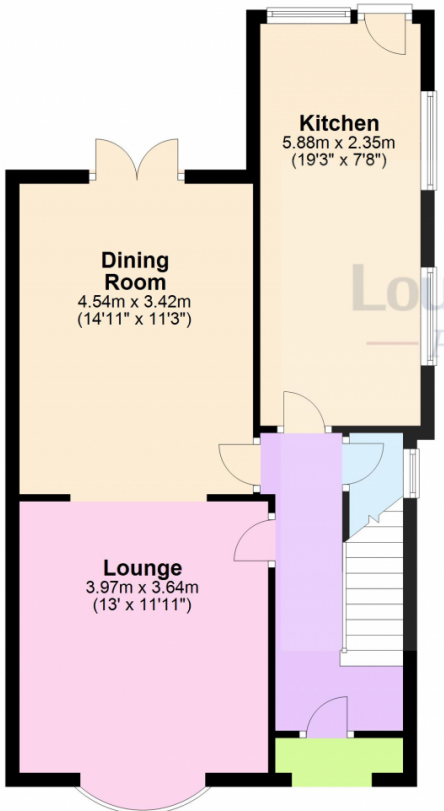
Front aspect features generous paved off-road parking extending to the side aspect and accessible to the rear set single garage, and a large laid to lawn. the rear south westerly facing garden comprises, mainly laid to lawn, paved patio, fenced perimeter, external water supply, and access to single garage.

**DISCLAIMER:**

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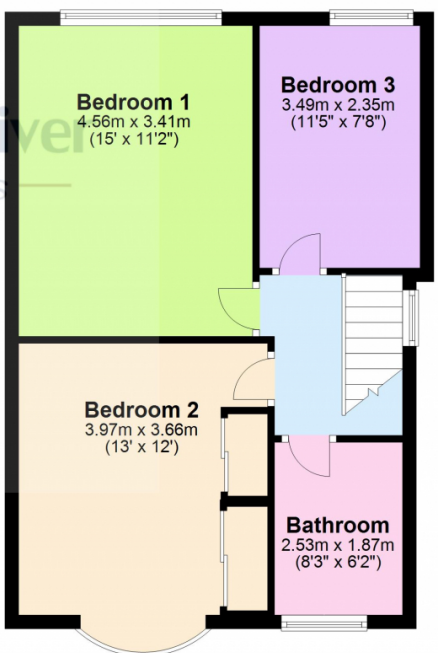
**Ground Floor**

Approx. 55.0 sq. metres (591.8 sq. feet)



**First Floor**

Approx. 49.5 sq. metres (532.6 sq. feet)



Total area: approx. 104.5 sq. metres (1124.3 sq. feet)  
46 Exeter Road, 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>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 46 Exeter Road , DN15

