



 2
Bedrooms

 1
Bathroom



Louise Oliver Properties brings to the market a first floor, two double bedroom flat for sale, located to peacock Street, Scunthorpe. The property offers, off road parking, and south facing garden area, with external brick outbuilding for waste store. Boasting double bedrooms with built in storage, a spacious lounge, well appointed three piece modern bathroom suite, and kitchen dining area, offering a range of wall and base storage, walk-in utility, and over looking south facing balcony. The location offers ease of walking distance to local amenities, and is situated to a regular public bus route, with a short driving distance to Ashby and Scunthorpe centre.

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Viewings are highly recommended!

To book please call 01724853222 or email info@louiseoliverproperties.co.uk

ENTRANCE HALL

Entrance to the side aspect via ground floor, opening into ground floor entrance hall comprising, radiator, and stairs to first floor. The first-floor hallway comprises, side aspect uPVC window, carpeted flooring, built in storage, loft access, and light to ceiling.

LOUNGE - 3.63m x 4.69m

Rear aspect lounge comprises of, carpeted flooring, radiator, dual aspect uPVC windows, electric fire, and light to ceiling.

KITCHEN - 3.36m x 3.45m

Spacious kitchen featuring, wood fronted wall and base storage, vinyl flooring, rear aspect uPVC window, uPVC door exiting to south facing balcony, built in larder storage, stainless steel sink and drainer, tiled splashback to water sensitive areas, opening into utility room, and light to ceiling.

BATHROOM - 1.81m x 2.58m

Modern three-piece suite comprises of, panel bath, low flush cistern, pedestal hand basin, front aspect obscure glazed uPVC window, vinyl flooring, tiled water sensitive areas to hand basin and shower, over bath mains fed shower, radiator, and light to ceiling.

BEDROOM ONE - 3.55m x 3.44m

Double bedroom comprises of, carpeted flooring, radiator, side aspect uPVC window, and light to ceiling.

BEDROOM TWO - 2.62m x 4.41m

Double bedroom comprising of, carpeted flooring, radiator, built in storage, side aspect uPVC window, and light to ceiling.

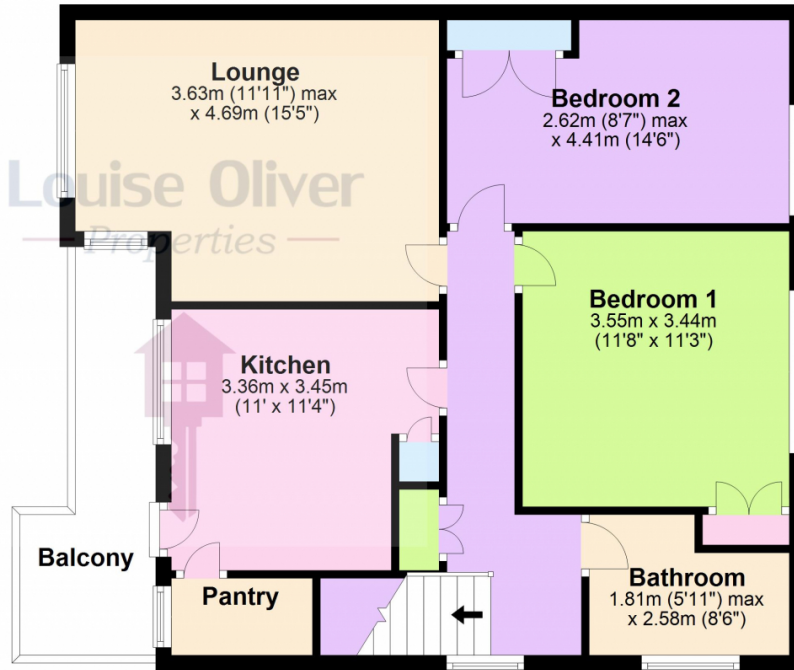
EXTERNAL

Externally the property boasts extended paved driveway with gated access, brick outbuilding, substantial laid to lawn, and paved patio. In addition, a south facing balcony accessed via the kitchen.

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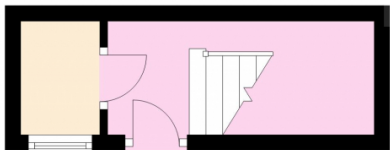
First Floor

Approx. 68.5 sq. metres (736.9 sq. feet)




Ground Floor

Approx. 6.7 sq. metres (71.9 sq. feet)



Total area: approx. 75.1 sq. metres (808.8 sq. feet)

31 Peacock Street, Scunthorpe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Peacock Street , DN17

