



 4  
Bedrooms

 2  
Bathrooms





**\*\*\*ONE BEDROOM GROUND FLOOR ANNEXE\*\*\***

**\*\*\*EXTENDED FAMILY HOME\*\*\***

Louise Oliver Properties welcomes to the market a four bedroom family home, with extension to the ground floor to include a one bedroom annexe with double bedroom and spacious sitting room. The property is located nearby to the town centre of Scunthorpe, with access on foot to local amenities including convenience stores, and public transport including bus services and train station. The property boasts traditional bay fronted lounge with extended rear kitchen open plan to spacious dining room. exiting the kitchen is a good sized utility and storage room, and ground floor WC. The ground floor in addition comprises of extended one double bedroom annexe and spacious front aspect sitting room with ample dining space.

Louise Oliver properties is delighted to welcome to the market a well presented and extended, four-bedroom family home with additional annexe to the ground floor, located centrally to the town centre, Rowland Road, Scunthorpe.

The property is well extended to the ground floor. On entry to the property a spacious hallway, well accommodating for outwear storage boasts ample lighting, and open under stair storage exiting to lounge, kitchen and annexe. The annex boasts a spacious open plan living room and diner, with generous space for three-piece suite, additional freestanding furniture, and dining table, with front aspect uPVC window, and exiting to rear double bedroom. The main family sitting room features traditional bay fronted uPVC window, having undergone recent redecoration with feature wall, wood laminate flooring, and well accommodating to three-piece lounge suite. To the rear ground floor an extended modern kitchen open plan to spacious dining area boasts, a range of built in appliance to modern grey fronted soft close storage units including, fridge, freezer, extractor unit, and space for freestanding Range oven, with exits to the rear wood decked sun terrace, utility room, and ground floor WC. The spacious walk-in utility room benefits ample storage for freestanding white goods, in addition to space for floor to ceiling shelving. WC comprises low flush toilet and pedestal hand basin. The first-floor boasts traditional bay fronted double bedroom to the front aspect, with ample storage space and carpeted flooring, a second double bedroom sits to the rear aspect, and third well accommodating single bedroom with space for freestanding furniture. The family bathroom comprises a modern three-piece suite with over bath shower, and combination back to wall high gloss vanity unit to low flush cistern and ceramic hand basin. The first floor also benefits a fitted staircase leading to the boarded loft space, in use for walk-in storage with electrical outlets and lighting.

Externally the property offers off road parking to the front aspect in addition to available on road parking and walled landscaped garden. The rear aspect is ideal for those looking for a low maintenance space, with secure fenced perimeter, fully decked sun terrace, and single shed.

Full uPVC double glazing

Council tax band A

To book a viewing contact: 01724 853 222.

#### **ENTRANCE HALL**

Entrance via uPVC door opening into spacious hallway with exits to, annexe, lounge, kitchen, and stairs to first floor. Comprising of, wood laminate flooring, open storage space to the under stairs, radiator, and light to ceiling.

#### **LOUNGE** *4.09m x 3.76m*

Traditional bay fronted lounge comprising of, front aspect uPVC window, wood laminate flooring, radiator, television point, and light to ceiling.

#### **KITCHEN** *4.85m x 2.13m*

Fully fitted modern kitchen boasting modern grey fronted soft close wall base and upright larder storage units, built in fridge, freezer, and over hob extractor unit.



Space for freestanding rangemaster oven, granite effect worktops to the full surround, rear aspect uPVC window, and uPVC door exiting to low maintenance sun terrace, wood laminate flooring, vertical column radiator, breakfast bar, stainless steel sink and drainer with mixer tap, spot lighting to the ceiling, partial tiled walls, and exiting to utility and ground floor WC, open plan to dining area.

**DINING ROOM** *3.48m x 3.08m*

Open plan dining space to the kitchen, providing generous and well-lit room for good sized family dining table with additional space for freestanding furniture. Comprising of, wood laminate flooring, rear aspect uPVC window, brushed steel column radiator, and light to ceiling

**UTILITY** *2.00m x 3.61m*

Good sized utility room with ample storage space for freestanding white goods, and shelving to the wall, comprising of wood laminate flooring, light to ceiling, gas central heating combi-boiler, and access to ground floor WC.

**WC**

WC comprises of low flush toilet, pedestal hand basin, wood laminate flooring, extractor unit, and light to ceiling.

**ANNEXE**

One bedroom annexe boasting double bedroom to the rear, and spacious sitting room with ample room for good sized dining table.

**SITTING ROOM (Annexe)** *5.13m x 3.61m*

A spacious open plan sitting and dining room comprising of, front aspect uPVC window, wood laminate flooring, radiator, light to ceiling, and access to loft storage space.

**BEDROOM FOUR (Annexe)** *2.12m x 3.62m*

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

**BATHROOM** *1.67m x 2.23m*

Modern three piece bathroom suite comprising of, panel bath with mains fed over bath chrome shower and fixed glazed shower screen, combination back to wall hidden waste gloss fronted vanity with acrylic sink and low flush toilet, rear aspect obscure glazed window, tiled flooring and walls, chrome towel radiator, PVC ceiling panels, and light to ceiling.

**BEDROOM ONE** *4.13m x 3.38m*

Double bedroom comprising, bay fronted uPVC window, cast iron fireplace, carpeted flooring, radiator, and light to ceiling.

**BEDROOM TWO** *3.31m x 3.38m*

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

**BEDROOM THREE** *2.44m x 2.23m*

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

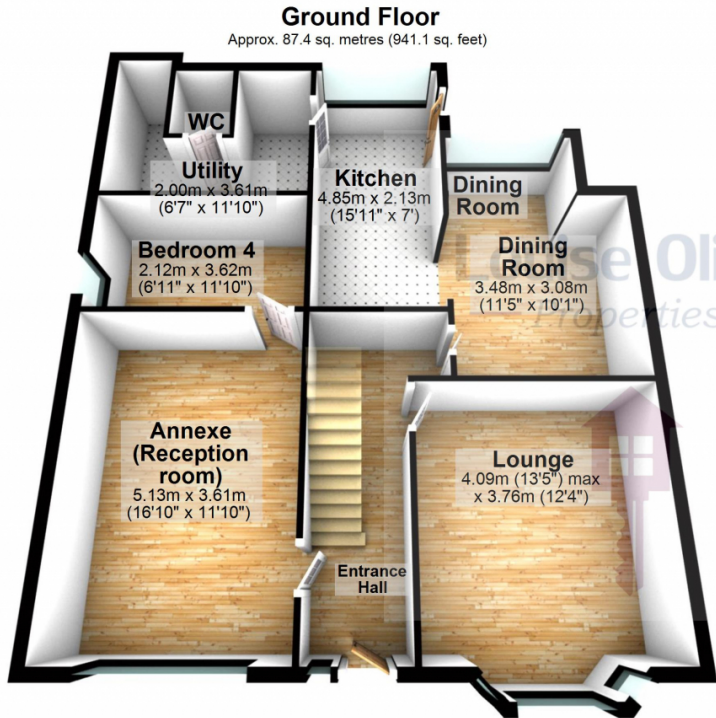
**EXTERNAL**

Front elevation boasts off road parking, with walled perimeter to well tended low maintenance garden, and gated access to footpath leading to main entrance. The rear elevation benefits low maintenance wood decked sun terrace, secure fenced perimeter, and single wood storage shed.


**DISCLAIMER**

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Total area: approx. 135.1 sq. metres (1453.7 sq. feet)  
120 Rowland Road, Scunthorpe

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         | 76  |
| (55-68) <b>D</b>                            | 58      |   |
| (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: Rowland Road , DN16

