



 3
Bedrooms

 2
Bathrooms



NORMANBY GRANGE

IDEAL FOR FIRST TIME BUYERS

Louise Oliver Properties brings to the market a three-bedroom semi-detached home, located to the ever popular residential estate of Normanby Grange, Scunthorpe. The property offers a generous corner plot, with ample off-road parking to the front aspect, and in addition parking available to the rear via double gated access. Presented to a high standard the property boasts, two reception rooms and a modern kitchen diner providing ample living space, a ground floor WC and separate utility room with plumbing for white goods. The first floor boasts an extended double bedroom to the master, and two additional double bedrooms, with three piece family bathroom suite.

Louise Oliver Properties are pleased to bring to the market a spacious modern home located to the Normanby Grange residential estate, close to the town centre of Scunthorpe, North Lincolnshire. The property is well presented to a high standard throughout, with a range of modern fittings. The location offers children's park to the cul-de-sac location, and walking distance good local schools, the town centre shopping district and Foxhills industrial estate. The property is a short drive to the national motorway service and neighbouring villages.

Briefly the property comprises, spacious lounge to the front aspect opening to modern kitchen and diner with built in oven and hob. A ground floor WC and utility rooms, and additional reception room exiting from the kitchen. The first floor offers an extended double bedroom to the front aspect with pitched front aspect window, two additional double bedrooms with ample room for freestanding furniture, and carpet flooring throughout the spaces. The family bathroom offers three-piece suite to tiled surround. Externally the property benefits a generous corner plot, with ample off-road parking to the front aspect, in addition to accessible rear garden via double gated access. a Fully fenced perimeter, and 3m x 8m (approx.) sunroom featuring, insulation and power supply.

Council Tax band: B

Energy performance rating: C

To view this property call: 01724 853 222

ENTRANCE

Entrance to the property via uPVC front aspect door, radiator, side aspect uPVC window, wood laminate flooring, stairs to first floor, light to ceiling, and opening to lounge.

LOUNGE *5.06m x 3.44m*

Front aspect main family room comprising, wood laminate flooring, front aspect uPVC window, radiator, light to ceiling, and exiting to the rear kitchen and diner.

KITCHEN / DINER *2.93m x 2.00m*

Modern kitchen with ample space for family dining comprising, white fronted wooden wall and base storage, built in gas oven, grill and hob, over hob pull out extractor, one and a half stainless steel sink and drainer, rear aspect uPVC window and door, radiator, and light to ceiling.

WC *1.05m x 1.68m*

Modern ground floor WC comprising, tile effect vinyl flooring, wall hung hand basin, rear aspect obscure glazed window, close coupled toilet, radiator, extractor, and light to ceiling.

UTILITY *1.18m x 1.68m*

Well-appointed utility room comprising, gloss fronted wall and base storage, wood laminate flooring, under counter plumbing for white goods, single worktop, light to ceiling, and mermaid board to walls.

RECEPTION ROOM *3.72m x 2.86m*

Second reception room accessed via the kitchen and diner comprising, wood laminate flooring, front aspect uPVC windows, radiator, and light to ceiling.

BEDROOM ONE *5.81m x 2.49m*

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

BEDROOM TWO *3.25m x 2.86m*

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

BEDROOM THREE *2.19m x 3.28m*

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

BATHROOM *1.92m x 2.12m*

Three-piece suite comprising, vinyl flooring, rear aspect obscure glazed uPVC window, panel bath with mixer handheld shower hose, pedestal hand basin, close coupled toilet, extractor, radiator, tiling to the walls, and light to ceiling.

EXTERNAL

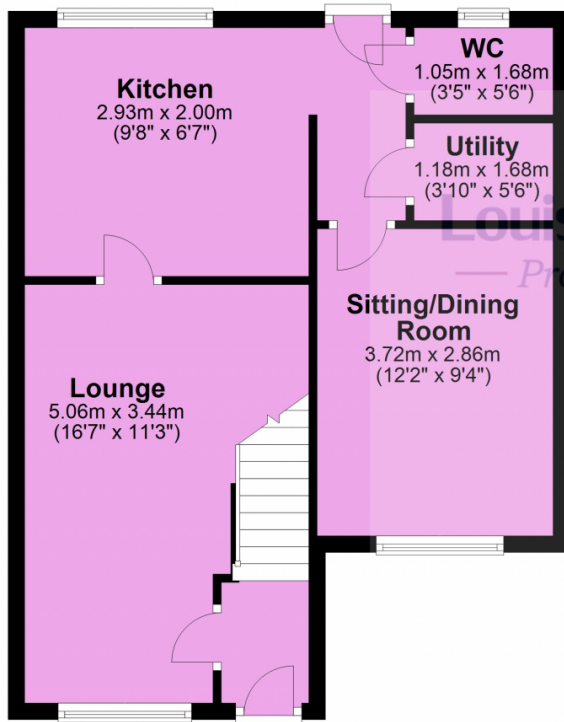
Front aspect comprises, off road parking block paved to multiple vehicles, and external security lighting. Rear aspect comprises access to the side aspect via double wooden gates, large, paved patio. 3m x 8m (approx.) sunroom with insulation, power supply, and lighting. Seeded lawn to the rear, fully fenced perimeter, external lighting, and water supply.

DISCLAIMER

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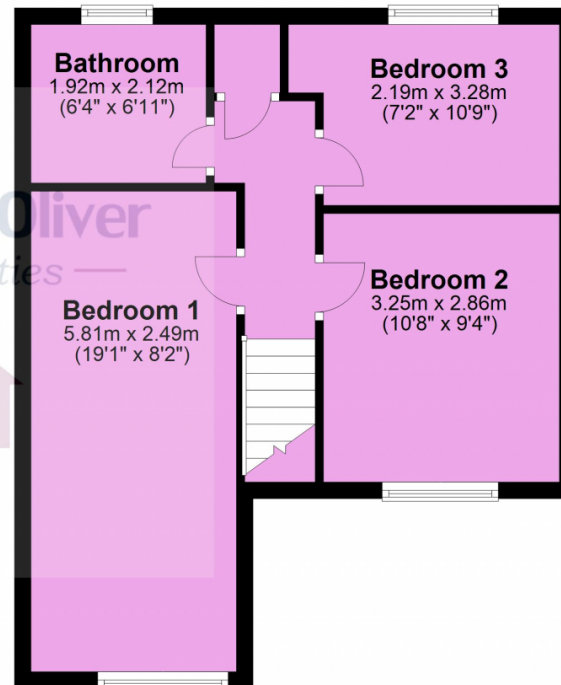
Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)




First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 87.1 sq. metres (938.0 sq. feet)

1 Gloucester Court, Scunthorpe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(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: Gloucester Court , DN15

