



 3
Bedrooms

 1
Bathroom



Louise Oliver Properties brings to the market, a three-bedroom semi-detached home, located to the ever-popular location of Willoughby Road, Bottesford, Scunthorpe. An attractive semi-detached home with open concept living space to the ground floor, featuring circular walk through of lounge, dining area and modern kitchen. Leading to rear conservatory overlooking large landscaped garden with ample privacy and raised sun terrace. The first floor boasts double bedrooms with complimentary shower room. Eternally the property offers a tandem detached garage with electric roll top doors, and secured gated access to extended driveway space. The popular location offers walking distance and catchment area to good local primary and secondary schools, with convenience stores located within walking distance.

Louise Oliver Properties welcomes to the market a three-bedroom semi-detached home located to the popular Willoughby Road, Bottesford, Scunthorpe. The property boasts spacious open concept living space to the ground floor, featuring modern fitted kitchen, including five ring gas double oven and grill, American style fridge freezer integrated to gloss pantry cabinet space, solid wood worktops, with enlarged end feature to comprise breakfast bar, and sleek extractor unit boasting ambient lighting. Open to the dining space comfortably holding a large family dining table with access to the rear conservatory, and open to the main lounge. The lounge boasts large front aspect window allowing plenty of natural light into the space, with a feature log burner central to the space. The first-floor benefits three double bedrooms, with built in storage and workspace areas to the two feature rooms. Eternally the property offers well-tended garden to the front aspect with an extended driveway offering off road parking via secure solid wood gates, accessing the detached garage. The rear garden has undergone landscaping to include large lawn, block paved patio, and raised shingle sun terrace with privacy feature. The location offers walking distance to good local schools in a popular catchment area, with access to local convenience stores, and a short drive to Ashby and Lakeside retail park for a range of shopping outlets.

Council tax band: B

To arrange a viewing contact:

01724 853222

ENTRANCE

Entrance to the property via uPVC door opening to porch with open brickwork and lighting, with additional uPVC door opening into main entrance hall, comprising of, carpeted flooring, under stairs storage, radiator, and light to ceiling.

KITCHEN / DINER *4.15M X 5.84M*

Open concept kitchen space to lounge and dining areas, comprise, access to side entrance via internal glazed door opening to small porch with uPVC door to gardens, solid wood worktops to the surround including enlarged breakfast bar with room for seating, ceramic one and a held sink and drainer with chrome shower hose mixer tap, mains television point to the wall. over hob ambient lit glass extractor unit, American style fridge freezer freestanding to storage surround, gloss cream fronted wall and base storage, tiled splash back, freestanding five ring double oven and grill, wood laminate flooring, and spotlighting to the ceiling. To the dining area carpeted flooring, opening to the rear conservatory, radiator, and lights to ceiling.

LOUNGE *4.53M X 3.95M*

The lounge is accessible via the open plan kitchen / diner, with additional internal door access located to the entrance hall, comprising, carpeted flooring, central log burner with solid wood mantle and wall featured mains power point for television, twin radiators, front aspect uPVC window, and light to ceiling.

CONSERVATORY *2.91M X 2.27M*

Rear conservatory comprising, wood laminate flooring, open brickwork, and full uPVC surround.

BEDROOM ONE *2.00M X 3.87M*

Double bedroom comprises, carpeted flooring, rear aspect uPVC window, built in storage / dresser, and light to ceiling.

BEDROOM TWO *3.83M X 3.51M*

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

BEDROOM THREE *2.27M X 2.24M*

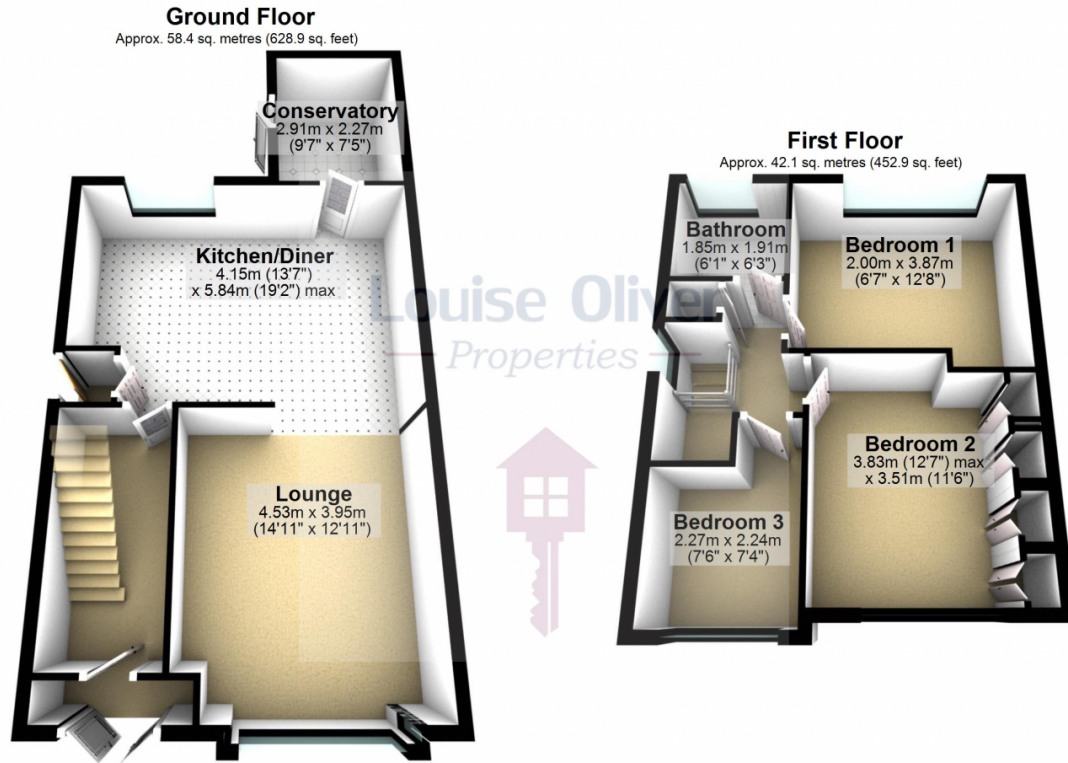
Double bedroom comprises, carpeted flooring, radiator, front aspect uPVC window, and light to ceiling.

SHOWER ROOM *1.85M X 1.91M*


Enlarged mains fed corner shower unit with double door access, mermaid board to the walls, low flush WC, square ceramic wall hung hand basin with vanity cabinet, extractor unit, ladder towel radiator, spot lighting to the ceiling, and rear aspect obscure glazed uPVC window.

EXTERNAL

Front garden boasts large driveway, extended to the rear with access to the garage, via secure double solid wood gates. The rear garden has undergone recent landscaping, to including patio, rear shingle sun terrace with privacy screens, large lawn, raised, beds, and hot tub area. In addition external water supply and security lighting.



Total area: approx. 100.5 sq. metres (1081.8 sq. feet)
177 Willoughby Road, Scunthorpe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: 177 Willoughby Road, DN17

