



**Asking Price £195,000**

**TENURE : FREEHOLD**

**A18 Trunk Road , DN17**

**Bedrooms : 2**

**Bathrooms : 2**

**Reception Rooms : 2**

**RURAL VILLAGE LOCATION**

**LARGE GROUNDS WITH OFF ROAD PARKING**

**GARAGE AND GARDEN LODGE**

**OPEN PLAN LOUNGE AND DINER**

**MODERN KITCHEN AND UTILTIY ROOM**

**GROUND FLOOR WC**

**Louise Oliver Properties Limited**  
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Louise Oliver Properties welcomes to the market a spacious two-bedroom semi-detached property, presented to a high standard throughout, located to the village of Althorpe, North Lincolnshire. The property boasts a good range of features including, modern full fitted kitchen with roof lamp, and ambient lighting. garden lodge with built in bar, mains power supply, alarm access point, and WIFI connectivity. Large four-piece family bathroom with wet wall panelling, enlarged mains fed corner shower, vanity unit, and enlarged corner bath with raised seating. Double bedrooms with fully fitted wardrobe systems, and unobstructed views. Spacious utility room with high gloss storage units, and ground floor WC. And a good-sized open plan lounge and dining area featuring multi-fuel burner. This is an excellent turnkey property, great for those looking for something ready to move in to!

The village of Althorpe is an excellent rural location nearby to a good range of local conveniences and amenities. The national motorway network is an approximate 10-minute drive away from the property, with good transport routes through to Doncaster via the A18. Scunthorpe's Gallagher retail park offers good access to supermarkets, major retail outlets, and restaurants, being a short driving distance from the property. Good local primary and secondary schools are located to the nearby villages Keady and West Butterwick, with the market town of Crowle offering access to schools, leisure centre, and doctors' surgery.

Briefly the property comprises main entrance to the front aspect, boasting a large L shaped hallway with side aspect window, stairs to the first floor, and ample storage available. Opening into the dining area, set open plan to the lounge, the space benefits grey wood fronted laminate flooring throughout, large uPVC front aspect window, multi-fuel burner, and is presented to high standard in tasteful decor. The lounge and diner open into modern, fully fitted kitchen, boasting a range of built in appliances including, dishwasher, washing machine, oven, grill, induction hob, Quooker hot tap, and a range of gloss fronted wall and base storage units, including storage system fitted to space for freestanding American fridge freezer. The kitchen exits to ground floor WC, and separate large utility room, with additional built in storage systems. A large sunroom features to the rear of the property, with access via the utility room, including a solid roof, double doors exiting to rear garden, and hot and cold air conditioning unit. The first floor offers two double bedrooms both comprising of built in wardrobes, and hidden storage to the master bedroom. The bathroom boasts four-piece suite with enlarged corner shower and bath, and vanity unit to concealed waste hand basin, and ambient lighting.

Externally the property offers generous off-road parking, with a beautiful kerb appeal to manicured and well-established lawn, and gated access to the detached garage, secured with CCTV. The showstopper comprises the large rear garden room, built in bar with full worktops for freestanding pumps, under counter storage, ample seating area, mains power points throughout, and WIFI connectivity. The gardens enjoy ample privacy with unobstructed views over the rural landscape.

Council tax band: A

#### **ENTRANCE HALL**

Entrance to the front aspect via composite door opening to spacious L shaped entrance hall comprising of under stairs storage, Z shaped staircase to first floor, side aspect uPVC window, wood laminate flooring, and light to ceiling.

#### **LOUNGE** *4.57m x 3.57m*

Open plan lounge to dining area comprising of wood laminate flooring, front aspect uPVC window, multi fuel burner to tiled hearth, and lighting to the ceiling and wall.

#### **DINING ROOM** *2.60m x 3.51m*

Open plan dining room comprising of wood laminate flooring, radiator, rear aspect uPVC window, and light to ceiling.

**KITCHEN** 2.85m x 4.44m

Modern kitchen with a range of fitted appliances comprising of grey fronted wall and base storage, ceiling roof lamp, marble worktops with embedded drainer grooves, built in dishwasher, washer, double oven and grill, induction hob, and black glass over hob extractor unit, larder storage, base board ambient lighting, over American style freestanding fridge freezer cupboard layout, vertical anthracite radiator, one and a half stainless steel sink and drainer with Quooker hot tap, and spot lighting to the ceiling.

**UTILITY** 2.85m x 1.54m

Spacious utility with a range of fitted high gloss wall and base storage units comprising of tiled flooring, extractor unit, radiator, dual aspect uPVC doors, side aspect uPVC window, space for under counter white goods, and light to ceiling.

**WC**

Ground floor WC comprising of tiled flooring, rear aspect obscure glazed uPVC window, low flush toilet, slimline vanity hand basin with under sink storage cupboard, and light to ceiling.

**SUNROOM** 2.35m x 5.81m

Large rear aspect sunroom comprising of wood laminate flooring, dual aspect uPVC windows, solid insulated ceiling, radiator, double doors opening to the gardens, hot and cold air conditioning unit, and light to ceiling.

**BEDROOM ONE** 3.44m x 3.50m

Double bedroom comprises of carpet flooring, radiator, rear aspect uPVC window, built in wardrobe system, over stairs storage cupboard, and light to ceiling.

**BEDROOM TWO** 2.39m x 2.64m

Double bedroom comprising of carpet flooring, radiator, built in sliding door double wardrobe, and light to ceiling.

**BATHROOM** 2.00m x 3.58m

Four-piece bathroom suite comprises of enlarged mains fed corner shower unit, corner panel bath with raised seating and handheld shower hose, chrome towel radiator, vinyl flooring, wet wall panelling, concealed waste vanity hand basin, ambient lit vanity mirror, rear aspect obscure glazed uPVC window, and light to ceiling.

**GARDEN LODGE** 2.76m x 4.79m

Large garden lodge to the rear aspect of the gardens comprising of alarm system point, French doors to entrance, single glazed twin aspect windows with fitted blinds, external lighting, mains power supply, wood fronted bar with ample room for under counter seating, wall and base storage systems, ample room for additional seating, WIFI connectivity, television mains point, solid wood flooring, and lighting to the ceiling.

**EXTERNAL GROUNDS**

Front elevation boasts large, paved driveway with ample off-road parking available for multiple vehicles, large, manicured lawn with established borders, and mature herbaceous borders, and gated access to the rear garden and single detached garage. The rear enclosed garden offers ample privacy being unobstructed to the rear, landscaped to include, manicured lawns, seating areas, garden lodge with built in bar, external lighting and water supply, CCTV connectivity, and fully enclosed perimeter.

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