



Offers in the region of £145,000

TENURE : FREEHOLD

Scunthorpe , DN17

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

NO FORWARD CHAIN

OFF ROAD PARKING AND GARAGE

SCHEME OF RENOVATIONS THROUGHOUT

FULLY FITTED KITCHEN & UTILITY

MODERN FITTED BATHROOM

GROUND FLOOR WC

Louise Oliver Properties Limited
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Louise Oliver Properties welcomes to the market a three-bedroom semi-detached home located to Byron Close, Scunthorpe. The property is presented to a high standard throughout, with a good range of modern built-in furnishings. The location offers walking distance to a range of local amenities including good local schools, John Leggott College, North Lindsey college, Ridge Walk cycleway and footpath, Tesco express, hairdressers, and post office.

The property enjoys a south facing position. with the benefit of off-road parking, and single integral garage with electric roll top door access. The main entrance to the front aspect opens to spacious entrance hall with grey wood laminate flooring to the hallway, and carpeted stairs to the first floor. Opening to the rear lounge and diner, a room of generous proportions featuring grey fronted wood laminate flooring, log burner to slate hearth, and secure uPVC double doors exiting to the south facing gardens. The modern fitted kitchen is accessed via the lounge diner, and additionally via the lobby, presented to a high standard featuring a good range of integral appliances including, upright fridge, electric oven four ring gas burner hob, extractor over, dishwasher, and slimline drinks cabinet. The kitchen offers a good range of grey fronted soft close wall and base storage units and exits to the utility. the utility offers an integral, under counter freezer, pantry storage, single worktop, and wall mounted storage, with space for under counter freestanding white goods. The ground floor WC offer a single push flush toilet, and gas combination boiler is located. The lobby situated to the side aspect offers access to the property and rear gardens via uPVC door access and opens into the utility room. The first floor offers spacious accommodations to two large double bedrooms and a third small double bedrooms, with carpeted flooring throughout, and neutral decor. The bathroom suite is furnished to include wall and base vanity storage to granite effect worktop, ambient lit wall mounted storage, concealed waste hand basin, low flush toilet, and panel bath with single glazed shower screen, main fed shower unit, and wet wall panelling. The rear garden offers south facing aspect, single door access to the garage, laid to lawn, patio area, and external water supply.

Council tax band: A

ENTRANCE HALL

Entrance to the front aspect opening to hallway comprising of wood laminate flooring, radiator, stairs to first floor, and light to ceiling, exiting to the lounge / diner.

LOUNGE / DINER *3.26m x 3.56m*

Spacious through lounge / diner comprising of wood laminate flooring, log burner to slate hearth, radiator, rear aspect uPVC windows and double doors exiting to south facing garden, light to ceiling, and opening to the kitchen.

KITCHEN *3.21m x 2.99m*

Modern fitted kitchen comprising of grey fronted soft close wall and base storage cabinets, black composite sink and drainer with chrome mixer taps, radiator, built in; dishwasher, slimline wine fridge with pull out storage racks, electric oven, four ring gas hob, over hob extractor hood, black glass splash back, upright fridge with ventilation to kickboard, radiator, granite effect worktops, front aspect uPVC window, tiled flooring, and spotlighting to the ceiling. Opening to the utility.

UTILITY *1.70m x 1.44m*

Well-proportioned utility space comprising of grey fronted soft close wall and base storage, granite effect worktop, built in under counter freezer, space for freestanding white goods, tiled flooring, built in pantry storage, spot lighting to the ceiling, and exiting to ground floor WC and lobby.

WC

Comprising of low flush toilet, gas combination boiler, side aspect obscure glazed uPVC window, tiled flooring, and light to ceiling.

LOBBY

Ground floor lobby with front and rear uPVC door entry to external gardens, and internal door access to the property via the utility, with light to ceiling, open brick walls, and concrete floor.

BATHROOM 1.83m x 2.55m

Modern bathroom suite comprising of panel bath with over bath mains fed shower unit and single glazed shower screen, wet wall panelling to the bath and shower, built in vanity storage with granite effect worktops, concealed waste hand basin, wall fixed vanity storage with ambient lighting, low flush toilet, chrome ladder style radiator, tiled walls and flooring, and spot lighting to the ceiling.

BEDROOM ONE 3.89m x 4.25m

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

BEDROOM TWO 3.03m x 3.57m

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

BEDROOM THREE 2.64m x 2.99m

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

EXTERNAL

Front elevation offers paved driveway, accessible single garage, manicured lawn, and paved footpath to entrance. The rear south facing garden is fully enclosed, accessible via the lobby and lounge, fenced perimeter, rear access to the garage, laid to lawn, paved patio, and external lighting.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	52
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Address: Scunthorpe , DN17