



13 Minster Road
Scunthorpe, DN15 7EP
£175,000

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properties

Presenting a stunning semi-detached property available for sale. This residence is an ideal opportunity for first-time buyers or families looking for a comfortable and elegant home.

The property boasts an array of notable features and spaces. It comprises three generously-sized bedrooms, a well-appointed bathroom, and a modern kitchen. The kitchen also benefits from an additional separate utility room, offering added convenience.

The living room is adorned with a log burner, providing a cosy and warm atmosphere during those cooler months. The second reception room, the conservatory, looks out over the garden with access from the modern kitchen.

Outdoors, the property does not disappoint either. It features a large south-facing garden which bathes the property in natural light. The garden also includes an entertaining area, perfect for BBQs and family gatherings. Additionally, there is an outbuilding located at the end of the garden. This could serve as a snug, a bar, or even a home office, depending on your needs.

To top it all off, this property comes with a larger than average single garage, providing ample storage and secure parking space.

The location of this property is advantageous, with easy access to public transport links, nearby schools, and local amenities, ensuring that every need is catered for. In summary, this property offers a harmonious blend of indoor and outdoor living in a desirable location, making it a must-see for any potential buyer.



Hallway

Entrance to the property is via the front door and into the hallway. Wooden flooring with coving to the ceiling, central heating radiator and internal doors lead to the living room, kitchen and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

Living Room 12'5" x 11'2" (3.79 x 3.42)

Wooden flooring with coving to the ceiling, central heating radiator and log burning stove. uPVC bay window faces to the front of the property.

Kitchen 12'5" x 10'2" (3.80 x 3.10)

Wooden flooring with coving to the ceiling, spotlights and central heating radiator. Base height and wall mounted units with complimenarty wooden countertops, tiled splashbacks, integrated sink and drainer, integrated oven and grill and space and plumbing for white goods.

Utility Room 6'1" x 5'10" (1.86 x 1.80)

Vinyl effect flooring with central heating radiator and uPVC window facing to the rear of the property. Countertop with space and plumbing for white goods, with toilet and sink with vanity unit.

Conservatory 11'10" x 6'2" (3.61 x 1.88)

Tiled flooring with uPVC windows and French doors leading to the rear garden.

Landing

Carpeted with uPVC window facing to the side of the property and internal doors leading to all three bedrooms and bathroom.

Bedroom One 12'8" x 11'11" (3.88 x 3.64)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

Bedroom Two 12'8" x 10'2" (3.88 x 3.10)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

Bedroom Three 8'5" x 6'7" (2.58 x 2.03)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Ample room for a single bed.

Bathroom

7'8" x 6'3" (2.35 x 1.92)

Vinyl effect tiled flooring with fully tiled walls, coving to the ceiling, vertical radiator and uPVC window facing to the rear of the property. A four piece suite consisting of corner shower cubicle, bathtub, sink and toilet.

Externally

The property comes with off road parking for multiple vehicles to the front, with a driveway which leads down the side of the property to the large, detached, brick built garage. To the rear garden is a tiled patio area with covering, ideal for entertaining, fish pond with wooden decking surround and a great sized lawned garden with out building.

Disclaimer

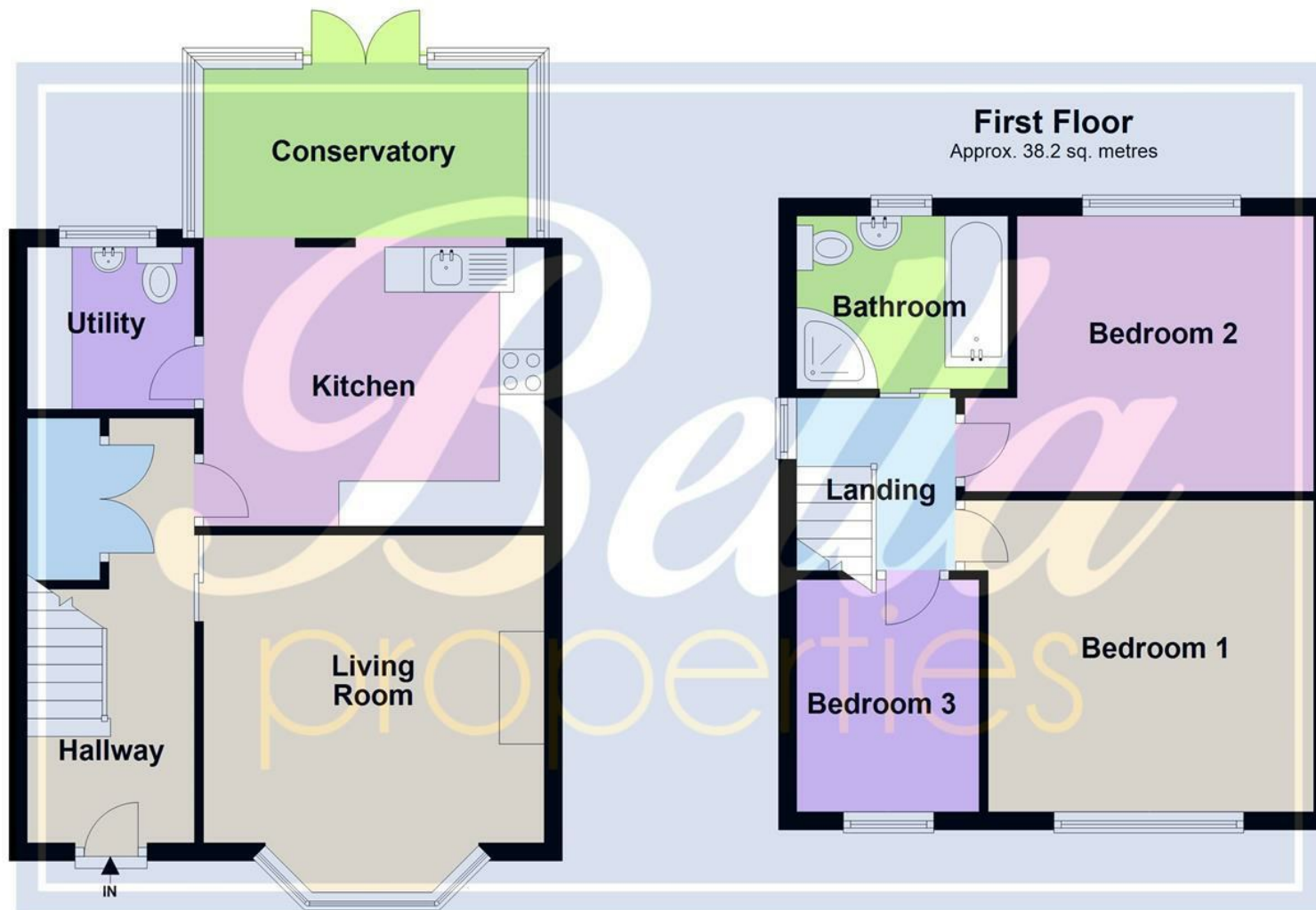
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Ground Floor

Approx. 45.6 sq. metres



Total area: approx. 83.8 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		