



 2
Bedrooms

 1
Bathroom



***** FIRST TIME BUYERS***** Nestled on Minshall Court, this delightful property presents an enticing opportunity for investors or first-time buyers alike. Boasting two generously sized bedrooms with built-in storage in the master, it offers comfort and convenience. The spacious kitchen features L-shaped worktops, perfect for meal preparation, while the cozy sitting room with its electric fire creates a warm and inviting atmosphere. Outside, the property impresses with a large laid-to-lawn area and a double driveway at the front, providing ample parking space. The rear garden, secured by fencing, offers a peaceful retreat with a block-paved patio for outdoor relaxation. Conveniently situated in the heart of Ashby, Scunthorpe, residents enjoy easy access to major retailers, eateries, and local services on Broadway. With proximity to schools and supermarkets, this home ticks all the boxes for comfortable living.

Introducing a fantastic investment opportunity or ideal starter home, this two-bedroom semi-detached property on Minshall Court, Ashby, is offered by Louise Oliver Properties. With potential for further modernization and refurbishment, it presents a lucrative option for investors seeking rental income or first-time buyers looking to step onto the property ladder. Available with no forward chain, the property welcomes offers and is ready for immediate purchase. Boasting a gas combi boiler and full double glazing, the property ensures comfort and energy efficiency. The spacious kitchen features L-shaped worktops, offering ample storage space and a gas connection for a cooker. There's plenty of room for a dining table, perfect for family meals or entertaining guests. The large sitting room to the rear of the property is warmed by an electric fire and opens to the gardens through sliding patio doors. Upstairs, two double bedrooms await, with built-in storage in the master bedroom for added convenience. The three-piece bathroom houses a panel bath with an over-bath shower, a pedestal hand basin, and a low flush toilet, with a built-in storage cupboard. Externally, the front elevation boasts a generous double driveway and a large laid-to-lawn area, with gated access to the rear of the property. The rear garden is secured by a fenced perimeter and features a block-paved patio and a laid-to-lawn area, ideal for outdoor relaxation and entertaining.

Situated in a popular residential area of Ashby, Scunthorpe, the property offers easy access to major retailers and eateries on Broadway. Local services including a doctor's surgery and multiple bus links are within walking distance, along with good local schools and supermarkets. Don't miss out on this fantastic opportunity – contact Louise Oliver Properties today to arrange a viewing.

ENTRANCE HALL

The entrance hall welcomes you with a carpeted floor, providing a cozy ambiance as you step inside. A radiator ensures warmth, while stairs lead gracefully to the first floor. Illuminated by ceiling lights, the hall offers a warm invitation into the home. From here, you can easily access both the lounge and the spacious kitchen/diner, making it the central hub of the house for seamless living.

KITCHEN - DINER *3.47m x 3.43m*

The spacious kitchen/diner is a hub of activity, featuring practical vinyl flooring that's easy to maintain. Natural light streams in through the front aspect uPVC window, brightening the space. Essential for comfortable living, the kitchen boasts a gas combi-boiler for heating efficiency. You'll find ample storage in the U-shaped worktop surrounds, with wood-fronted wall and base units providing plenty of room to keep your kitchen essentials organized. Equipped with a gas connection, the kitchen is ready for a freestanding cooker, making meal preparation a breeze. There's also ample space for under-counter freestanding white goods, ensuring convenience. A stainless steel sink and drainer complete the practical setup. A radiator ensures a comfortable temperature, while ceiling lights illuminate the area, creating a welcoming ambiance. With its generous layout, there's plenty of space for a dining table, making it the perfect spot for family meals or entertaining guests.

LOUNGE *5.26m x 3.39m*

The spacious rear lounge is designed for relaxation and comfort, featuring plush carpet flooring that adds warmth to the room. A radiator provides cozy warmth during cooler months, while an electric fire adds a touch of ambiance and convenience. Natural light fills the space through the rear aspect uPVC window, creating a bright and inviting atmosphere. For seamless indoor-outdoor living, sliding patio doors lead out to the garden, offering easy access to outdoor enjoyment and entertainment. Ceiling lights illuminate the room, ensuring a well-lit environment for various activities and gatherings. Whether you're unwinding after a long day or hosting guests, this inviting lounge provides the perfect setting for everyday living.

BEDROOM ONE *4.26m x 3.36m*

The double bedroom offers a comfortable retreat, featuring front aspect uPVC windows that welcome in natural light, creating a bright and airy ambiance. Built-in storage solutions provide ample space to keep belongings organized and out of sight, helping maintain a tidy and clutter-free environment. A radiator ensures warmth and comfort, while ceiling lights illuminate the room, creating a cozy atmosphere. The wood floorboards add a touch of warmth and character to the space, complementing the overall aesthetic of the room. Whether used as a master bedroom or a guest room, this inviting space offers a peaceful haven for rest and relaxation.

BEDROOM TWO *3.46m x 3.33m*

The double bedroom presents a serene and comfortable space, adorned with plush carpet flooring that offers warmth and comfort underfoot. A radiator provides cozy

warmth during colder seasons, ensuring a comfortable environment year-round. Natural light streams in through the rear aspect uPVC window, filling the room with a gentle glow and creating a bright and inviting atmosphere. Ceiling lights illuminate the space, casting a soft and welcoming glow throughout the room. Whether used as a peaceful retreat or a versatile guest room, this inviting bedroom offers a tranquil haven for relaxation and rest.

BATHROOM *2.39m x 1.84m*

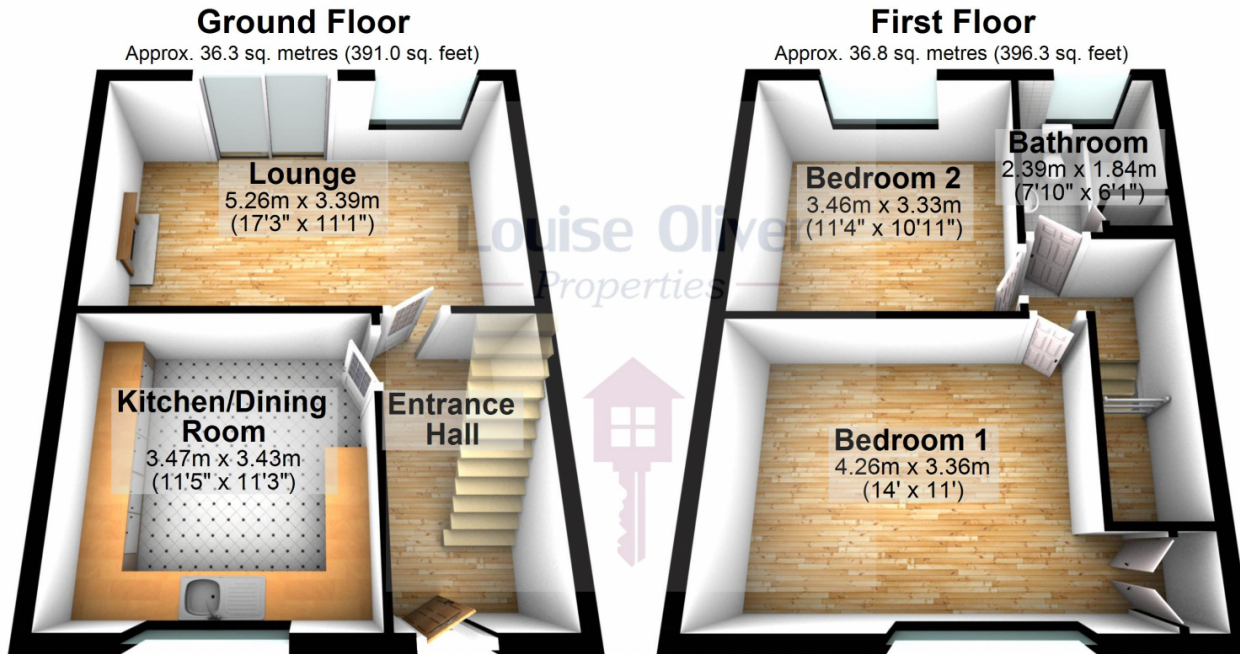
The three-piece suite bathroom offers functionality and comfort, featuring a panel bath with an over-bath shower for added convenience. A pedestal hand basin and low flush toilet complete the suite, providing essential amenities for daily use. Conveniently located, a single built-in airing cupboard offers storage space for towels and linens, helping to keep the bathroom organized and clutter-free. Natural light filters in through the rear aspect obscure uPVC window, while a radiator ensures a cozy atmosphere. Ceiling lights illuminate the space, ensuring visibility and creating a welcoming ambiance. With its practical layout and essential fixtures, this bathroom provides everything needed for daily grooming routines and relaxation.

EXTERNAL


The front aspect of the property boasts a spacious double concrete driveway, providing ample off-road parking space for multiple vehicles. Adjacent to the driveway is a large area laid to lawn, offering greenery and curb appeal to the property. Additionally, a single carport provides covered parking, offering protection from the elements. Gated access leads to the rear garden, ensuring security and privacy. In the rear aspect, a well-maintained lawn provides a serene outdoor space, perfect for outdoor activities or relaxation. A block-paved patio area offers a charming spot for al fresco dining or entertaining guests, while a fenced perimeter ensures privacy and security for residents. This outdoor oasis provides the ideal setting for enjoying the outdoors and soaking up the sunshine.

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Total area: approx. 73.1 sq. metres (787.3 sq. feet)
Minshall Court

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Minshall Court, DN16

