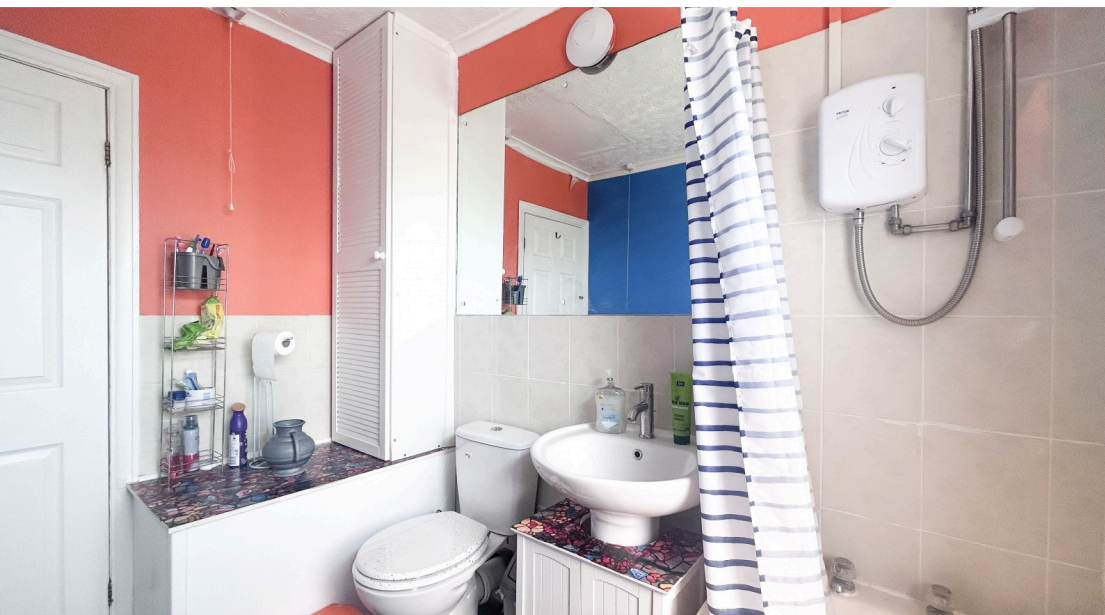




 3  
Bedrooms

 2  
Bathrooms



**Central Scunthorpe's Three-Bedroom Semi-Detached Gem**  
Discover this inviting three-bedroom semi-detached residence, ideally nestled in Scunthorpe's central hub. Enjoy modern comforts alongside traditional charm, with easy access to local amenities including Scunthorpe General Hospital and the town centre. Boasting a spacious layout with an open-plan living area, this home invites relaxation and effortless entertaining. Energy-efficient features, including full double glazing and solar panels, ensure year-round comfort. Don't miss the chance to make this serene haven your own. Contact us at 0172485322 or [info@louiseoliverproperties.co.uk](mailto:info@louiseoliverproperties.co.uk) for a viewing today.

Louise Oliver Properties proudly presents a charming three-bedroom, semi-detached residence nestled in the heart of Scunthorpe, North Lincolnshire. Boasting convenience with its proximity to Scunthorpe General Hospital and the town center, this home is a sought-after gem.

Upon entry, you're greeted by a spacious hallway, ideal for welcoming guests and providing ample storage for outerwear and footwear. The ground floor also features a convenient WC and additional storage space under the stairs. The open-plan living area offers versatility, with a cozy lounge area showcasing a traditional bay window to the front and a rear dining space or cozy sitting area, both adorned with wood laminate flooring. Double uPVC doors lead to the rear patio, seamlessly blending indoor and outdoor living. The galley-style kitchen presents an opportunity for further modernization and includes space for a small dining table. Upstairs, you'll find generously sized double bedrooms, each adorned with plush carpeting, bay windows, and built-in wardrobes in the main bedroom. The family bathroom boasts a panel bath with an overhead electric shower, a pedestal hand basin, and a low-flush toilet. Energy efficiency is a highlight of this property, with a commendable rating of C, thanks to full double glazing, a gas central heating combi-boiler, and solar panels adorning the roof. Convenience is key with this location, offering easy access to Scunthorpe General Hospital, the train station, supermarkets, reputable schools, and a reliable public bus route.

Viewings are strongly encouraged! Contact us at 0172485322 or via email at [info@louiseoliverproperties.co.uk](mailto:info@louiseoliverproperties.co.uk) to schedule yours today.

#### **ENTRANCE HALL**

Entering through the uPVC front door, you're welcomed by wood laminate flooring, a radiator, and a staircase leading to the first floor, alongside convenient under stair storage. From here, you have access to the lounge, diner, kitchen, and WC, illuminated by ceiling lights for added ambiance.

#### **WC**

Nestled beneath the staircase, you'll find a practical WC featuring a low flush cistern, a wall-hung ceramic hand basin with tiled splashback, and a side aspect obscure glazed window, all illuminated by ceiling lights for added brightness and convenience.

#### **LOUNGE** *3.97m x 3.64m*

The lounge seamlessly flows into the diner, creating an open-plan space adorned with wood laminate flooring, a front aspect bay uPVC window that floods the area with natural light, a radiator for comfort, and ceiling lights for added ambiance.

#### **DINING ROOM** *4.54m x 3.42m*

This spacious family dining room, or alternatively, an additional sitting room, features inviting wood laminate flooring, ensuring both practicality and style. Two radiators provide warmth, while double uPVC doors lead out to the patio, seamlessly blending indoor and outdoor living. Illuminated by ceiling lights, this versatile space offers comfort and functionality for any occasion.

#### **KITCHEN** *5.88m x 2.35m*

Galley style kitchen with room for dining featuring, wood laminate flooring, wood fronted wall and base storage units, dual aspect uPVC windows as well as a rear aspect obscure uPVC door, radiator, tiled splash back to water sensitive areas, under counter space for freestanding white goods, and light to ceiling.

#### **BEDROOM ONE** *4.56m x 3.41m*

Double bedroom comprising of, carpeted flooring, front aspect bay uPVC window, built in slide to access mirrored wardrobes, radiator, and light to ceiling.

**BEDROOM TWO** *3.97m x 3.66m*

This double bedroom exudes comfort and tranquility with its plush carpeted flooring. A rear aspect uPVC window fills the room with natural light, while a radiator ensures warmth during colder months. Ceiling lights provide additional illumination, completing this inviting space.

**BEDROOM THREE** *3.49m x 2.35m*

This double bedroom offers a cozy retreat with its soft carpeted flooring, perfect for sinking your toes into after a long day. A rear aspect uPVC window frames views of the outdoors, allowing natural light to filter in. A radiator ensures warmth and comfort, while the ceiling light adds a warm glow to the room.

**BATHROOM** *2.53m x 1.87m*

In the bathroom, you'll find durable wood laminate flooring complemented by a mirrored wall, enhancing the sense of space and light. Half tiled walls surrounding water-sensitive areas add both practicality and style. A radiator ensures comfort, while the panel bath with an over-bath electric shower offers convenience.

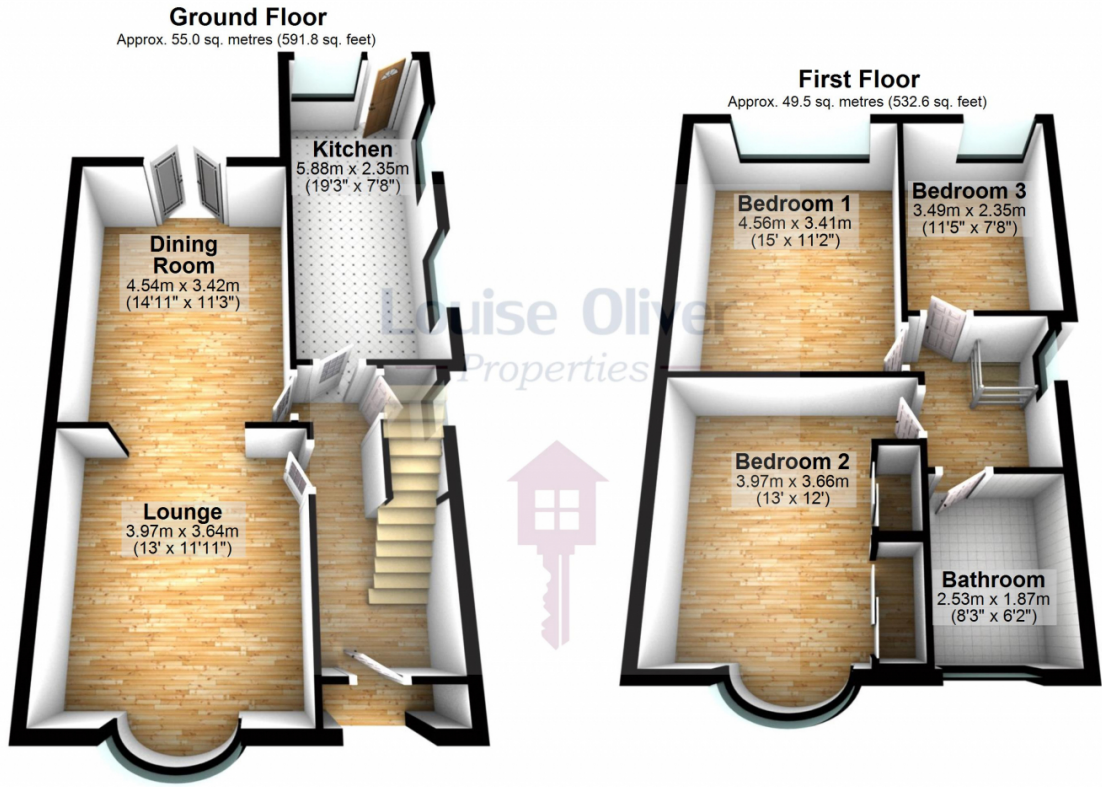
Completing the ensemble are a pedestal hand basin, a low flush cistern, and a front aspect obscure glazed uPVC window, all illuminated by ceiling lights for a bright and inviting ambiance.

**EXTERNAL**

At the front, the property offers generous paved off-road parking that extends to the side aspect, providing ample space for multiple vehicles. This parking area also grants easy access to the rear-set single garage. Additionally, there's a sizable laid-to-lawn area, enhancing the property's curb appeal. The rear garden, facing south-westerly, boasts a spacious layout primarily laid to lawn, perfect for outdoor activities and relaxation. A paved patio area provides an ideal spot for al fresco dining or entertaining guests. The perimeter is fenced, offering privacy and security. An external water supply adds convenience for gardening tasks. Access to the single garage is available from the rear garden, completing this versatile outdoor space.

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Total area: approx. 104.5 sq. metres (1124.3 sq. feet)  
46 Exeter Road, Scunthorpe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>80</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: 46 Exeter Road , DN15

