



 3
Bedrooms

 1
Bathroom



Discover your new home in a highly sought-after residential area with stunning views of the Lincolnshire countryside. This charming semi-detached property features three bedrooms, a beautifully landscaped garden with a south-west facing sun terrace, and a decorative block paved driveway offering off-road parking. Inside, enjoy a spacious 'L' shaped living/dining area, a modern kitchen with grey fronted units, wood effect worktops, and a breakfast island. Additional highlights include a utility room, ground floor WC, two double bedrooms, a large single bedroom (currently a home office), and a stylish bathroom with a three-piece suite. Conveniently located within walking distance of local stores, schools, leisure centres, and a doctor's surgery, this turn-key ready home is perfect for first-time buyers and families.

Welcome to your new home on High Leys Road, a highly sought-after residential area in Scunthorpe, where comfort meets scenic beauty. This delightful semi-detached three-bedroom property offers a blend of modern living and natural charm, boasting fantastic views across the Lincolnshire countryside from the rear.

This property is presented turn-key ready, ideal for first-time buyers and families looking for a hassle-free move into a beautifully maintained home.

Exterior and Gardens:

The exterior of the property features a beautifully landscaped garden, with a decorative block paved driveway at the front, providing convenient off-road parking and enclosed by a walled perimeter. The south-west facing rear garden is a true highlight, featuring a raised sun terrace and a meticulously landscaped lawn, perfect for enjoying sunny afternoons and evening gatherings.

Location:

Situated in a well-serviced residential area, this property is within walking distance of local convenience stores, excellent primary and secondary schools, leisure centres, and a doctor's surgery. It's an ideal location for families and professionals alike, offering both convenience and community.

Ground Floor:

Entrance Hall: Enter through the side aspect via a uPVC single door into a spacious entrance hall, complete with under-stair storage.

Living/Dining Area: The main 'L' shaped living space is designed for both relaxation and dining, with dual aspect windows allowing ample natural light to fill the room.

Kitchen: A modern kitchen awaits at the rear of the property, equipped with grey fronted wall and base storage units, wood effect worktops, and a matching breakfast island. The kitchen also features a modern glass extractor over an induction hob and a built-in oven.

Utility Room: Adjacent to the kitchen is a spacious utility room housing the gas combi boiler and offering access to the ground floor WC.

First Floor:

Master Bedroom: A generously sized double bedroom with breath-taking open aspect views.

Second Bedroom: Another good-sized double bedroom, perfect for family or guests.

Third Bedroom: Currently used as a home office, this large single bedroom can easily accommodate a single bed.

Bathroom: A spacious and modern bathroom featuring a three-piece white suite, including a hand-held shower over the bath, pedestal hand basin, and low-level flush toilet.

Don't miss the opportunity to own this fantastic property on High Leys Road. Contact Louise Oliver Properties today to schedule a viewing and experience all that this wonderful home and its location have to offer.

ENTRANCE HALL

Features a uPVC door opening to the side, under-stair storage, a radiator, carpet flooring, an obscure glazed wall overlooking the living space, and access to the lounge and kitchen.

LOUNGE *5.59m x 5.04m*

'L' shaped living space with an open plan dining area, dual aspect uPVC windows, carpet flooring, a radiator, and ceiling lights.

KITCHEN - DINER *3.50m x 3.31m*

Features slate tile flooring, a central wood-effect breakfast bar island, grey wood-fronted wall and base storage units, built-in oven and hob with a black glazed LED extractor unit, a radiator, space for an upright fridge freezer, a one and a half composite sink and drainer, a rear aspect uPVC window, and access to the utility room and WC.

UTILITY ROOM *3.07m x 2.08m*

Located at the rear of the property, it includes plumbing for white goods, dual aspect uPVC windows, a uPVC door to the garden, a wall-mounted gas combi boiler, wall lights, and access to the WC.

WC *1.99m x 0.86m*

Features a side aspect obscure glazed window, low-level flush toilet, vinyl flooring, and a ceiling light.

BEDROOM ONE *4.23m x 3.26m*

A double room with rear aspect views overlooking the Lincolnshire landscape, wood laminate flooring, a radiator, and a ceiling light.

BEDROOM TWO *4.15m x 3.26m*

A double room with a front aspect, carpet flooring, a radiator, and a ceiling light.

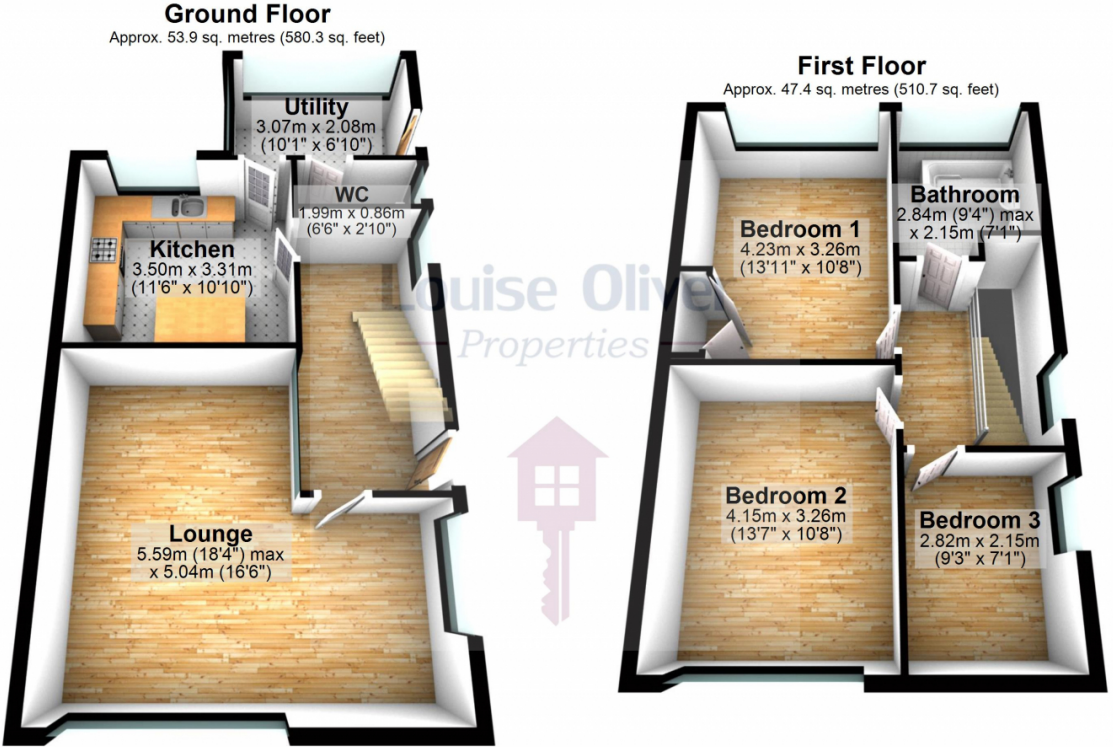
BEDROOM THREE *2.82m x 2.15m*

Features wood laminate flooring, a side aspect window, a radiator, and a ceiling light.


BATHROOM *2.84m x 2.15m*

Includes a three-piece white suite with tile effect vinyl flooring, an acrylic panel bath with a hand-held shower over and a concertina shower screen attached, a pedestal hand basin, a low-level flush toilet, a chrome-style ladder radiator, tiled walls, and a ceiling light.

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Total area: approx. 101.4 sq. metres (1091.0 sq. feet)
High Leys Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Bottesford, DN17

