



**Offers in the region of £239,950**

**TENURE : FREEHOLD**

**Ashby Road , DN16 1NR**

**Bedrooms : 4**

**Bathrooms : 3**

**Reception Rooms : 2**

**Four bedroom family home**

**Prime location close to  
Central Park**

**Master bedroom with En-  
Suite**

**Ground floor WC**

**Extended living  
accommodation**

**Detached double garage**

**Louise Oliver Properties Limited**  
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU  
[info@louiseoliverproperties.co.uk](mailto:info@louiseoliverproperties.co.uk) | 441724853222  
Website: [louiseoliverproperties.co.uk](http://louiseoliverproperties.co.uk)



Nestled in the heart of the sought-after central location of Ashby Road, Scunthorpe, discover your dream family home. Conveniently positioned with easy access to the town centre, public transport links including bus and train services, and boasting proximity to the picturesque Central Park and The Pods leisure centre, this property offers the perfect blend of urban convenience and suburban tranquility.

Upon entering, you are greeted by a spacious hallway leading to the ground floor WC for added convenience. Step into the bay-fronted traditional lounge, adorned with a charming fireplace, and seamlessly transition into the inviting family dining room via glazed internal doors, offering privacy when desired. The extended living space of the dining room provides ample room for a large dining table or can be effortlessly transformed into an open-plan sitting room and diner, catering to your lifestyle needs. The kitchen, overlooking the rear garden, boasts ample wood-fronted worktop space and combined wall and base storage, with provision for freestanding white goods. Ascending to the first floor, discover two generously sized double bedrooms alongside a third single bedroom, complete with built-in storage. The shared family bathroom presents an opportunity for refurbishment, currently featuring a panel bath, low-level flush toilet, ceramic hand basin, walk-in shower cubicle, and built-in storage. Ascend further to the second floor to find the master bedroom, offering a tranquil retreat with the added luxury of an en-suite shower room. Utilize the well-utilized eaves space and enjoy walk-in access for added convenience. Outside, the property boasts generous off-road parking to the front aspect, with fully accessible gated access to the rear gardens and detached double garage. An extended garden room located behind the garage provides additional living space and opens up possibilities for leisure and relaxation. Benefiting from full double glazing and gas central heating, this property offers comfort and efficiency year-round. With great scope for further renovation and potential for extension (subject to local planning permissions), this is a rare opportunity to create your dream home.

Situated within walking distance of a good range of local schools, restaurants, Scunthorpe General Hospital, and major retail outlets, this property truly offers the epitome of convenient family living. Don't miss out on making this your forever home!

### **Entrance Hall**

The entrance hall welcomes you with a single uPVC door to the side entry and a front aspect uPVC window, adorned with elegant wood laminate flooring. Radiating warmth, the space is equipped with a radiator and ceiling light, ensuring comfort and illumination throughout. The ground floor WC adds convenience to busy family life, while the staircase effortlessly connects to the first and second floors, ensuring seamless access throughout the home.

### **Lounge** *4.40M X 3.62M*

Step into the inviting bay-fronted lounge, adorned with internal doors providing privacy and elegant obscure glazed feature panels. A stone fireplace adds charm to the space, complemented by plush carpet flooring that exudes warmth and comfort. Radiator heating ensures coziness, while ample ceiling lighting brightens the room, creating a welcoming ambiance for relaxation and family gatherings.

### **Sitting Room** *4.08m x 3.62m*

Enjoy the generous sitting room, offering open access to the dining area. Carpet flooring adds comfort underfoot, while well-placed wall and ceiling lights illuminate the space, creating a warm and inviting atmosphere perfect for relaxing or entertaining with family and friends.

### **Dining Room** *3.00M X 2.96M*

The dining room, with its tranquil garden vistas, invites you to enjoy meals in a serene setting. Soft carpet flooring adds comfort, while a radiator ensures warmth during gatherings. Ceiling lighting illuminates the space, creating an inviting ambiance. Additionally, a glazed internal window overlooks the kitchen, fostering a sense of connectivity and openness throughout the home.

### **Ground Floor WC** *1.84m x 0.82m*

Discover convenience with the under-stairs cloakroom, providing essential amenities in a compact space. Equipped with a ceramic low-level flush toilet and a space-saving wall-hung hand basin, this area maximizes functionality without compromising style. A ceiling light ensures visibility, while a double-glazed window brings in natural light, creating a bright

and comfortable environment.

### **Kitchen** 5.70m x 2.52m

Indulge in the generous proportions of the family-sized kitchen, designed for both functionality and comfort. Abundant worktop space provides ample room for meal preparation, complemented by wood-fronted wall and base storage for efficient organization. With dedicated space for freestanding white goods, your kitchen essentials are neatly accommodated. Tiled walls and vinyl flooring offer durability and easy maintenance, while the built-in gas hob, oven, and extractor fan ensure effortless cooking experiences. Dual aspect uPVC windows flood the space with natural light, enhancing the ambiance. Step outside through the single uPVC door to the gardens, seamlessly connecting indoor and outdoor living. A stainless steel sink and drainer add a touch of elegance, while ceiling lighting illuminates the heart of your home, making every culinary endeavor a joy.

### **Bedroom Two** 4.37m x 3.62m

Located on the first floor, the second double bedroom provides a serene retreat with its comfortable features. Soft carpeted flooring adds warmth and comfort underfoot, while a traditional bay window invites in natural light, creating a bright and airy ambiance. Equipped with a radiator, this space ensures coziness during colder months. Ceiling lighting completes the room, offering ample illumination for relaxation or bedtime reading. Whether it's a peaceful night's sleep or a quiet moment of reflection, this bedroom provides the perfect sanctuary within the home.

### **Bedroom Three** 4.11m x 3.62m

This inviting third double bedroom offers a cozy haven within the home. Enhanced by soft carpet flooring, it exudes warmth and comfort, inviting relaxation and restful sleep. A rear aspect window allows natural light to fill the space, creating a bright and airy atmosphere. Equipped with a radiator, this room ensures comfort throughout the year. Ceiling lighting provides ample illumination, making it ideal for various activities, from unwinding after a long day to catching up on reading. Whether used as a bedroom or a versatile space for work or hobbies, this room offers flexibility and comfort for the whole family.

### **Bedroom Four** 2.68m x 2.52m

Bedroom four offers a cozy retreat, perfect for a single occupant or as a versatile space for various needs. Adorned with soft carpeted flooring, it provides comfort underfoot and creates a welcoming atmosphere. A front aspect window fills the room with natural light, brightening the space and offering views of the surrounding neighborhood. Convenient built-in storage space maximizes organization, ensuring a clutter-free environment. Ceiling lighting completes the room, providing adequate illumination for tasks or relaxation. Whether utilized as a bedroom, home office, or hobby room, this versatile space offers comfort and functionality for all occupants.

### **Bathroom** 3.01m x 2.52m

The shared family bathroom, situated on the first floor, epitomizes comfort and functionality. Boasting a spacious layout, it features a panel bath with mixer taps and a convenient hand-held shower hose, providing versatility for bathing preferences. A ceramic hand basin offers practicality, while a walk-in glazed shower cubicle, complete with an electric shower unit, ensures a refreshing showering experience. Tiled walls and flooring add a touch of elegance and facilitate easy maintenance. An obscure glazed window allows natural light to filter in while maintaining privacy. Equipped with a radiator, this space ensures comfort even on chilly days. Built-in storage provides ample room for towels and toiletries, enhancing organization and convenience. Ceiling lighting illuminates the entire space, creating a bright and inviting ambiance. Whether unwinding after a long day or starting the morning refreshed, this family bathroom offers a luxurious retreat within the home.

### **Master Bedroom** 4.00m x 3.65m

Ascending to the second floor, discover the Master bedroom, a luxurious retreat within the home. Soft carpet flooring creates a cozy ambiance underfoot, while a built-in dresser adds convenience and elegance to the space. Velux dual aspect windows flood the room with natural light, offering serene views of the surroundings. Ceiling lighting provides ample illumination, enhancing the room's welcoming atmosphere. Equipped with a radiator, this space ensures comfort year-round. Unique to this bedroom is the walk-in eaves storage, accessible from multiple points, providing abundant space for belongings while optimizing functionality. Whether it's a tranquil night's sleep or a peaceful morning routine, the Master bedroom offers a serene sanctuary for relaxation and rejuvenation.

### **En-Suite Shower Room** 3.65m x 1.18m

The modern En-Suite shower room offers a luxurious retreat within the Master bedroom. Featuring a sleek vanity hand basin with a stylish ceramic bowl and double door storage, this space combines functionality with contemporary design. A walk-in

shower enclosure, complete with an electric shower unit, ensures a refreshing showering experience. Convenience is paramount with a low-level flush toilet and ample storage options, including shelving for towels and toiletries. Natural light streams in through the Velux window, illuminating the space and creating a bright and airy atmosphere. A chrome ladder-style towel radiator adds a touch of elegance while keeping towels warm and within reach. Tiled walls and flooring not only add a modern aesthetic but also facilitate easy maintenance. Ceiling lighting completes the room, providing adequate illumination for grooming and relaxation. Whether starting the day refreshed or unwinding in the evening, this En-Suite shower room offers a luxurious and functional oasis within the home.

#### **Double Garage** 6.88m x 5.26m

This detached double brick built garage offers secure and spacious storage for vehicles, equipment, or additional belongings. Featuring an up-and-over door to the front aspect, accessing the garage is convenient and hassle-free. Additionally, a single entry point to the side aspect provides easy pedestrian access. Inside, overhead lighting ensures visibility for any tasks or storage needs, even during darker hours. With ample space and sturdy construction, this garage provides peace of mind for protecting your vehicles and belongings from the elements.

#### **Garden Room** 4.35m x 2.20m

Nestled to the rear of the garage, this garden room serves as an extension of the garage itself, offering versatile space for various purposes. Accessed through sliding doors, this room features a full glazed surround, allowing natural light to flood the space and providing a seamless connection with the outdoors. With partial brick walls to the lower portion, the garden room offers both privacy and aesthetics. Ample room is provided, making it ideal for use as a greenhouse space, allowing you to nurture and grow your favorite plants and flowers year-round. Whether used for gardening enthusiasts or as a tranquil retreat to enjoy the beauty of the garden, this garden room offers endless possibilities for enjoyment and relaxation.

#### **External**

Externally, the property boasts a block paved off-road parking area to the front aspect, providing ample space for multiple vehicles. Enclosed by a walled perimeter, this area ensures privacy and security. Established borders add a touch of greenery and charm to the exterior. Extending to the rear via double gated access, you'll find entry to the detached double garage, offering convenient storage for vehicles or additional belongings. The rear garden is a tranquil retreat, featuring a raised paved terrace that overlooks a vast, manicured lawn. Fully enclosed by a perimeter fence, this space offers privacy and security, making it perfect for outdoor activities, entertaining, or simply enjoying the outdoors in peace and serenity.

#### **Disclaimer**

Louise Oliver Properties Limited themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances, and specific fittings. No person in the employment of Louise Oliver Properties Limited has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

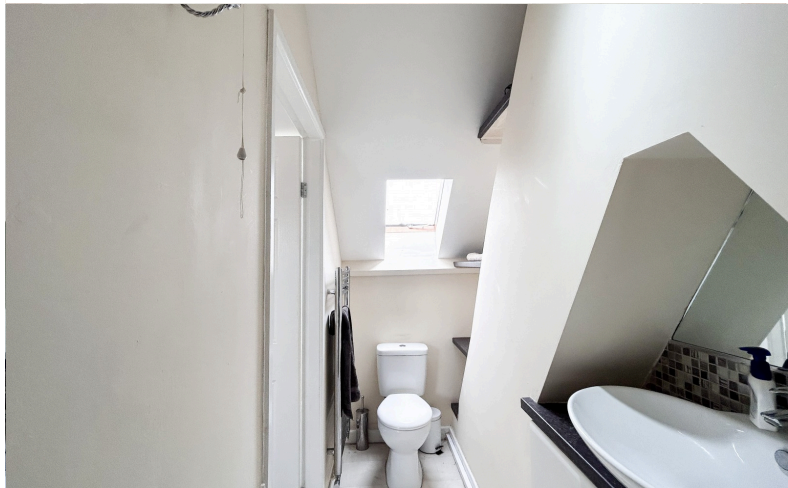
#### **Louise Oliver Properties Limited**

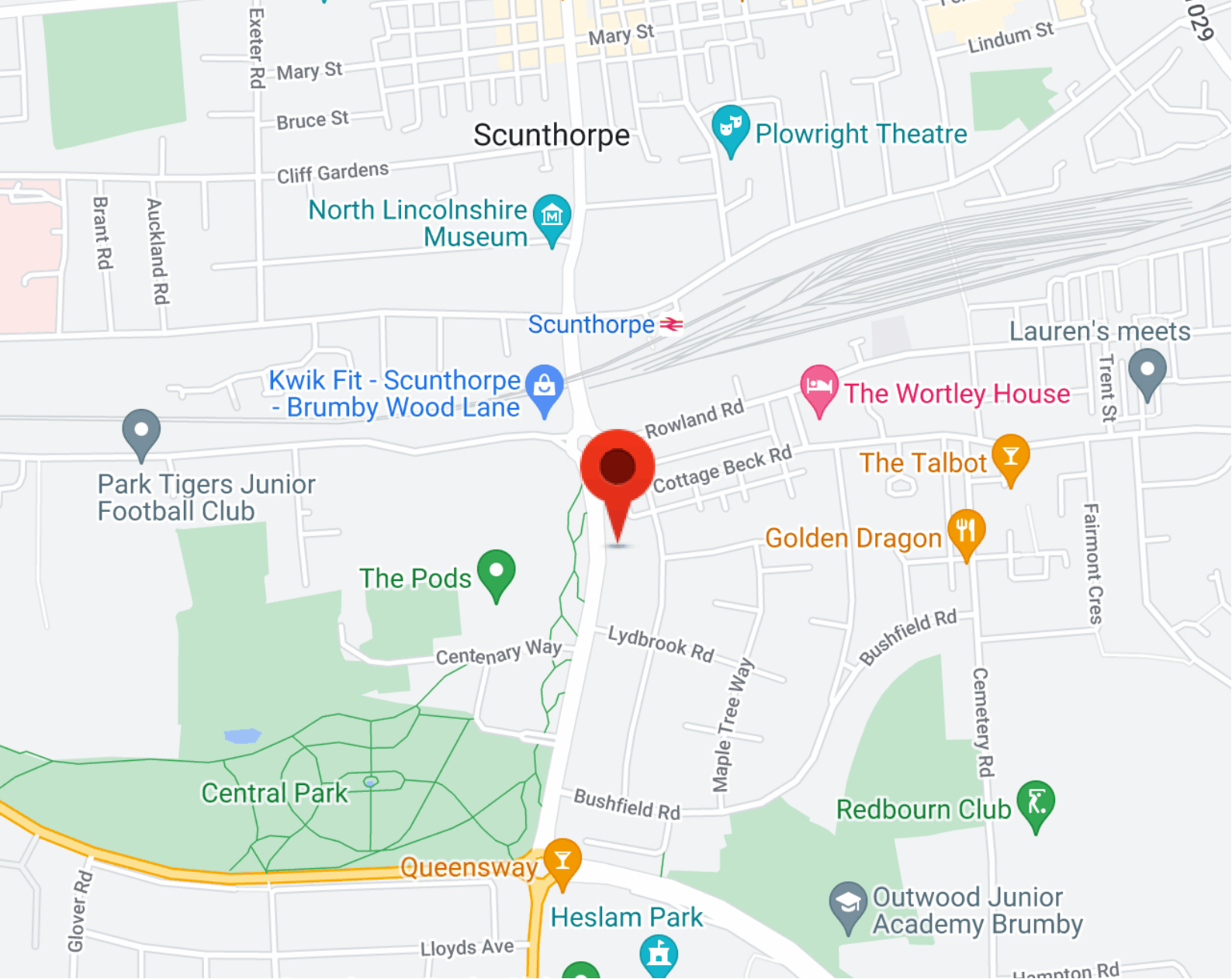
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU

info@louiseoliverproperties.co.uk | 441724853222

Website: louiseoliverproperties.co.uk







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Ashby Road , DN16 1NR