



 3  
Bedrooms

 2  
Bathrooms



**\*\*\* AVAILABLE WITH NO FORWARD CHAIN \*\*\***

Discover this immaculate 3-bedroom semi-detached home on Lloyds Avenue, Scunthorpe, priced at £229,950.00. Available with no forward chain, this beautifully presented family home blends traditional charm with modern living. Features include a spacious open-concept kitchen and dining area with skylights, a cosy bay-fronted lounge, and stylishly decorated bedrooms. Situated on a desirable corner plot with wraparound gardens, double driveway, and garage, this turn-key property is close to Central Park, The Pods Leisure Centre, and local amenities. Contact Louise Oliver Properties to arrange a viewing today.

Louise Oliver Properties is delighted to present this immaculate three-bedroom semi-detached traditional home, located on Lloyds Avenue in Scunthorpe. Priced at offers in the region of £229,950.00 and available with no forward chain, this property ensures a seamless and straightforward purchase process.

This charming family home is presented in pristine condition, boasting a blend of original features and modern extended living spaces. Situated on a desirable corner plot, it is truly turn-key ready, ideal for families looking to settle into a welcoming and beautifully maintained environment.

Upon entering the property, the spacious entrance hall immediately impresses with its uPVC front entrance door and glazed side aspect window, allowing for additional natural light. The original tiled flooring adds a touch of character, while the under-stair WC offers convenience with its low-level flush toilet, and vanity hand basin. The bay-fronted lounge exudes a cosy and inviting atmosphere, featuring neutral carpeted flooring and a built-in media wall with ample storage space. This room overlooks the mature front gardens, providing a serene view and a perfect space for relaxation. At the rear of the property, the kitchen and dining areas have been thoughtfully extended to create a modern, open-concept living space. The kitchen is equipped with high-gloss storage units and a range of built-in appliances, including an oven, hob, fridge, freezer, and dishwasher. Wood-effect worktops and a breakfast island seamlessly separate the kitchen from the dining area. The entire space is bathed in natural light, thanks to the dual aspect windows and triple Velux skylights in the ceiling. Double doors from the dining area lead out to the patio, while a single door provides additional access via the kitchen. Adjacent to the dining area, the sitting room maintains an open-plan design, offering flexibility with the potential to install doors for added privacy if desired. This cosy space features carpeted flooring and the scope to add a feature fireplace, making it an ideal spot for family gatherings or quiet evenings. The first floor of the property comprises two generously sized double bedrooms and a third single bedroom, all adorned with stylish décor and carpeted flooring. The family bathroom is elegantly appointed with a concealed waste low-level flush toilet, a floating square hand basin with chrome waste, a ladder-style towel radiator, and a panel bath with a mains shower over. The retro tiled walls add a touch of vintage charm to this modernized space.

Externally, the property benefits from wraparound gardens with fully gated access from both entry points, ensuring privacy and security. A double driveway is conveniently located at the rear of the property, accessed via solid wood double gates, and extends to a double concrete driveway leading to the double garage, providing ample parking and storage space.

Located in a highly sought-after area, this property is within a short walking distance to Central Park and the Pods Leisure Centre, as well as John Leggott and North Lindsey Colleges. The Kingsway Business Park is also nearby, making it a convenient choice for professionals. Additional amenities include a public transport route, local newsagents at the end of the avenue, and a family pub/restaurant within a short stroll.

This beautiful home on Lloyds Avenue offers an exceptional blend of traditional charm and modern convenience. Contact Louise Oliver Properties today to arrange a viewing and make this stunning property your new family home.

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**LOUNGE** *3.61m x 3.41m*

The entrance hall opens via a front aspect uPVC door, showcasing original black and white checked tiled flooring. It features a radiator, a side aspect uPVC window, an under-stair cloakroom, and ceiling lighting. The hall opens to a bay-fronted lounge with a double glazed window, built-in media wall, carpet flooring, a radiator, and ceiling lighting.

**SITTING ROOM** *3.71m x 3.59m*

The sitting room is open plan to the kitchen and diner, featuring carpet flooring, a radiator, and ceiling lighting.

**KITCHEN / DINER** *5.51m x 5.47m*

The open concept kitchen and diner seamlessly blends modern functionality with stylish design. It boasts high gloss storage units paired with wood effect worktops, complemented by a range of built-in appliances including an oven, hob, dishwasher, and fridge. A stainless steel extractor hood hangs over the hob, while the sink with drainer is strategically placed for convenience. A breakfast island with storage drawers and cupboards offers additional workspace and storage. From the kitchen, a single uPVC door opens directly to the gardens, enhancing accessibility and flow. Meanwhile, double doors from the dining area lead out onto the patio, perfect for al fresco dining and entertaining. The space is flooded with natural light from dual aspect windows and triple Velux ceiling windows, complemented by spot lighting that illuminates the entire area. Wood laminate flooring provides a contemporary touch, while a radiator ensures comfort in the dining space.

**WC**

The under-stair cloakroom features a low-level flush toilet, a ceramic hand basin with a built-in double door vanity, a storage heater, a side aspect window, and ceiling lighting.

**BEDROOM ONE** *3.74m x 3.67m*

The rear aspect double bedroom features carpet flooring, an original cast iron fireplace, a radiator, and ceiling lighting.

**BEDROOM TWO** *3.43m x 3.67m*

The double bedroom to the front aspect boasts carpet flooring, a radiator, and ceiling lighting.

**BEDROOM THREE** *2.22m x 2.07m*

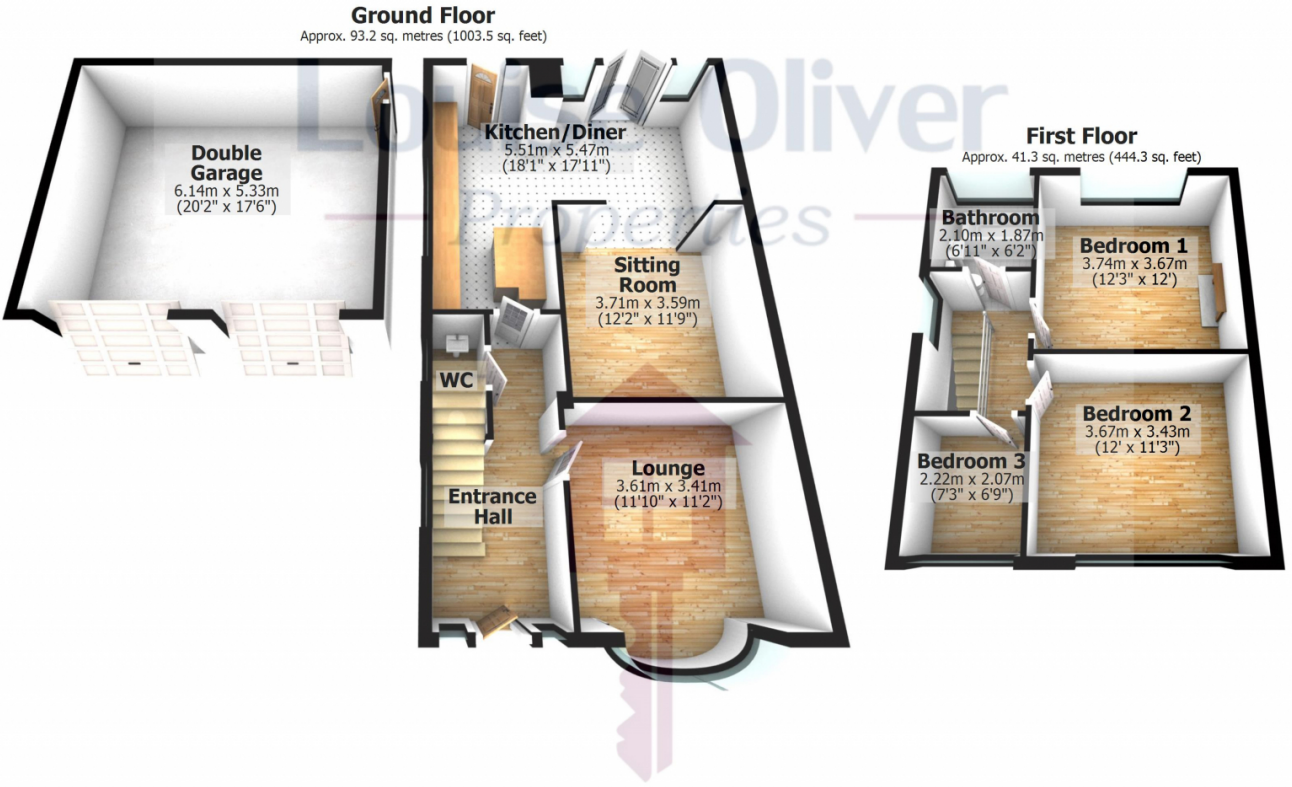
The single bedroom, currently used as a dressing room, includes carpet flooring, a radiator, a front aspect uPVC window, and ceiling lighting.

**BATHROOM** *2.10m x 1.87m*

The modern family bathroom features a concealed waste low-level flush toilet, a floating square ceramic hand basin with chrome waste, a panel bath with a mains-fed shower over it, a ladder-style towel radiator, partially tiled walls, wood flooring, and spot lighting on the ceiling.

**DOUBLE GARAGE** *6.14m x 5.33m*

The detached double brick garage, located in the rear garden, features a pitched roof and offers a single side access door. It includes twin up-and-over doors for vehicular access via the gated driveway, as well as main lighting inside.



Total area: approx. 134.5 sq. metres (1447.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	<b>69</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		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Lloyds Avenue , DN17

