



**Offers in the region of £340,000**

**TENURE : FREEHOLD**

**Orb Lane , DN15**

**Bedrooms : 5**

**Bathrooms : 4**

**Reception Rooms : 3**

**Luxury Five Bedroom Family Home**

**Gas Heating with Dual Zones**

**Traditional Character Features**

**Double Storey Extension**

**Secure Double Driveway & Garage**

**Open Plan Kitchen & Diner**

**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)



Introducing this stunning five-bedroom semi-detached family home on the prestigious Orb Lane, Scunthorpe, brought to you by Louise Oliver Properties. Boasting traditional charm with bay fronted windows on both ground and first floors, this extensively modernised property features a double-storey extension. The highlight is a luxurious master bedroom suite complete with a walk-in dressing room and an En-suite four-piece bathroom featuring a freestanding claw foot tub and Velux windows offering panoramic rural views.

Set amidst large gardens, the rear boasts a manicured lawn, vegetable plot, and raised patio terrace, while the front includes a secure double gated driveway accommodating two vehicles and a detached single garage with mains-fed power supply. Inside, enjoy gas central heating with dual zones, ensuring comfort throughout the ground and first floors.

Ideal for families, the spacious utility room opens into a large family kitchen equipped with oak wall and base storage, a breakfast bar seating four, and built-in appliances including a dishwasher, double oven, five-ring gas hob, and extractor unit. The kitchen flows into a generous dining room with double doors opening to the terrace and a multi-fuel burner, perfect for gatherings.

With three reception rooms and five double bedrooms, including two with En-suites and a ground floor WC, this home offers ample space. The ground floor extension can function as a private annexe with its own lounge, double bedroom, and en-suite shower room, adjacent to the main living areas yet offering privacy.

Traditional features such as original flooring and bay windows complement the modern updates. Nestled on a secluded single access road, enjoy serene views of the surrounding landscape while benefiting from walking distance to Scunthorpe town centre and its amenities.

Don't miss this opportunity to own a beautifully appointed family home in a central yet private location.

#### **Utility Room** *2.56m x 1.96m*

The utility room, accessible from the front via a double driveway, serves as the main entrance. It features a farmhouse door, L-shaped worktops, wood-fronted wall and base storage, tiled flooring, a stainless steel circular sink with a mixer tap, a gas combination boiler, ambient lighting, a radiator, and under-stairs storage with a bi-fold door and ceiling light.

#### **Kitchen** *5.38m x 3.93m*

The large, open-plan kitchen, accessible from the utility room, features soft-close oak wall and base storage units with under-cabinet lighting, ample worktops, and a breakfast island with seating for four. It includes a built-in display cabinet with ambient lighting, an Astra Cast graphite sink and drainer with a water softener, a built-in dishwasher, a double oven, a five-ring gas hob, a radiator, tiled flooring, and ceiling spotlights. The kitchen opens to the dining room, and a bi-fold door leads to the ground floor WC.

#### **WC** *1.50m x 0.80m*

The ground floor WC, adjacent to the cloakroom storage, features tiled walls and flooring, a front aspect obscure uPVC window, a close-coupled toilet, a radiator, and ceiling lighting.

#### **Dining Room** *4.55m x 3.71m*

The open-plan dining room features original flooring, a multi-fuel Hawk Four fire with terracotta-style tiling on the mantel and wood surround, a ceiling fan light, and double uPVC doors that open to a rear raised wood deck terrace.

#### **Lounge** *4.23m x 3.70m*

The cosy garden-facing lounge features a traditional bay uPVC window, carpet flooring, a radiator, a multi-fuel fire with a tiled black hearth and wood surround, and a ceiling-hanging light.

#### **Family Room** *4.87m x 4.66m*

The large family room in the extended accommodation offers potential as an annexe or guest room. It features carpet flooring, double uPVC doors opening to the rear garden with additional window panels, a gas fire, a radiator, and ceiling lighting. It opens to a ground floor bedroom and an En-suite shower room.

**Bedroom Five (ground floor)** *3.60m x 2.00m*

The ground floor bedroom (bedroom five) is a double-sized room featuring carpet flooring, a radiator, a front aspect uPVC window, and an En-suite shower room.

**En-Suite (ground floor)** *1.76m x 1.67m*

The ground floor En-suite shower room includes a heated ladder-style towel radiator, an electric shower in a corner enclosure, a close-coupled toilet, a vanity hand basin, a front aspect obscure glazed window, and ceiling lights.

**Master Bedroom** *5.76m x 4.38m*

The master bedroom suite in the extended accommodation includes an En-suite four-piece bathroom and dressing room. It features carpet flooring, twin radiators, loft access space, triple rear aspect Velux windows, and ceiling lights.

**En-Suite Bathroom** *2.73m x 2.71m*

The En-suite bathroom features a double-ended claw foot bathtub, a power shower enclosure, a close-coupled toilet, a vanity hand basin, a built-in storage cupboard, twin front aspect Velux windows, a heated ladder-style towel radiator, and ceiling lights.

**Dressing Room** *3.17m x 2.15m*

The walk-in dressing room features carpet flooring, a radiator, and ceiling fan light.

**Bedroom Two** *4.26m x 3.68m*

The double bedroom has traditional bay front UPVC windows, carpet flooring, a radiator, and twin fan ceiling light fittings.

**Bedroom Three** *4.57m x 3.71m*

The double bedroom features carpet flooring, a radiator, twin ceiling fan lights, and a rear aspect uPVC window.

**Bedroom Four** *3.93m x 3.71m*

The double bedroom includes carpet flooring, a front aspect uPVC window, twin ceiling fan lights, and a radiator.

**Family Bathroom** *3.72m x 1.83m*

The family bathroom features a four-piece suite, including a double-ended acrylic panel bath, a built-in vanity with a hand basin, ambient lighting, a mirror, storage, a shave point, and shelving. It also includes tiled walls, a close-coupled angled toilet, a walk-in mains-fed power shower enclosure, a ladder-style towel radiator, a radiator, carpet flooring, an airing cupboard with a water tank, ceiling spotlights, and a front aspect uPVC obscure glazed window.

**Garage**

The single detached garage at the front aspect features an up-and-over door for access and a mains-fed power supply.

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

Address: 8 Orb Lane, DN15