



**Asking Price £145,000**

**TENURE : FREEHOLD**

**Queensway , DN16**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 1**

**CORNER PLOT**

**OFF ROAD PARKING &  
GARAGE**

**MODERN SHOWER ROOM**

**UTILITY & GROUND FLOOR  
WC**

**ADDITIONAL STORAGE TO  
OUTBUILDING**

**WALKING DISTANCE TO  
POPULAR LOCAL SCHOOLS**

**Louise Oliver Properties Limited**  
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Introducing a delightful three-bedroom semi-detached property situated on Queensway, Scunthorpe, brought to you by Louise Oliver Properties. Nestled on a low-maintenance corner plot, this residence offers the convenience of off-road parking and a single garage, coupled with spacious interiors.

Strategically positioned within walking distance of reputable local schools such as Outwood Academy and St. Bede's Secondary School, the property enjoys proximity to essential amenities including hairdressers, a takeaway outlet, and a retail store. Ashby is merely a brief five-minute drive away, with easily accessible public bus routes. Moreover, the Lakeside Retail Park, facilitating access to supermarkets and retail stores, is conveniently located just a five-minute drive from the property. Upon entry, the accommodation welcomes you with a sizable uPVC porch leading into a generous reception hall. The through lounge diner boasts dual aspect views, complemented by carpeted flooring and a central gas fire. The heart of the home, the kitchen, showcases white fronted wall and base storage, a walk-in pantry, and ample space for freestanding white goods. Exiting to the rear porch grants access to a utility room equipped with a single worktop and space for additional white goods, alongside a ground floor WC. Ascending the stairs, two double bedrooms and a third spacious single bedroom with built-in storage offer comfortable living quarters. The shower room features an expanded walk-in shower unit, a pedestal hand basin, a push flush toilet, and built-in storage. Externally, the low-maintenance gardens comprise a blend of paved and shingle areas, with gated access to the rear garden and a sun terrace positioned behind the single garage. An accessible outbuilding provides extra storage space, while external security lighting enhances safety.

Council Tax Band: A

Contact us today to schedule a viewing of this charming property on Queensway!

**PORCH** *0.85m x 3.82m*

Entrance to the front aspect via uPVC door opening to porch with full double glazed surround, carpet flooring, and open brick walls.

**RECEPTION HALL** *1.85m x 3.82m*

Large reception hall opening via uPVC door entry from porch comprises wood laminate flooring, double glazed front aspect windows, radiator, storage cupboard, stairs to first floor, exiting to kitchen and lounge, and light to ceiling.

**LOUNGE / DINER** *5.85m x 3.62m*

A through lounge diner comprising of dual aspect uPVC windows, carpet flooring, radiator, gas fire with marble hearth and wooden mantle, and twin ceiling light points.

**KITCHEN** *2.95m x 2.96m*

Comprising white wood fronted wall and base storage, wood laminate flooring, marble effect worktop, space for freestanding gas cooker and under counter white goods, stainless steel sink and drainer, radiator, under stair storage access, walk-in pantry, rear aspect uPVC window, light to ceiling, and exiting to rear porch.

**WC**

Accessed via the rear porch comprising push flush toilet, carpet flooring, side aspect obscure uPVC window, radiator, and light to ceiling.

**UTILITY** *1.37m x 1.18m*

Utility room comprises single worktop, space for white goods, carpet flooring, and light to wall.

**BEDROOM ONE** *2.85m x 4.63m*

Double bedroom comprises carpet flooring, front aspect uPVC window, radiator, and light to ceiling.

**BEDROOM TWO** *2.90m x 3.03m*

Double bedroom comprises carpet flooring, rear aspect uPVC window, radiator, and light to ceiling.

**BEDROOM THREE** 2.85m x 2.81m

Single bedroom comprises carpet flooring, front aspect uPVC window, radiator, built in storage, and light to ceiling.

**SHOWER ROOM** 1.94m x 2.21m

Modern shower room comprising walk in shower with electric shower unit, and glazed fixed panels, built in storage, rear aspect obscure uPVC window, wet wall panelling, pedestal hand basin, low flush toilet, radiator, and light to ceiling.

**OUTBUILDING** 2.44m x 2.07m

Accessible via the rear courtyard comprising of single uPVC door to entry, rear aspect uPVC window, and mains power.

**EXTERNAL**

Generous corner plot offering shingle front, and driveway to the side aspect, fully enclosed, fenced perimeter with gated access to the rear courtyard. Single garage located to the rear courtyard, low maintenance paved rear garden offering extended terrace to the rear of the garage, with external water supply, and lighting.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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