



 **3**
Bedrooms

 **3**
Bathrooms



***** NO FORWARD CHAIN *****

Experience modern comfort in this charming three-bedroom townhouse on Olive Drive, nestled in Scunthorpe's sought-after Lakeside area. With a modern kitchen, inviting lounge, three floors of well-utilized space, and a southerly-facing rear enclosed garden, this property is ideal for first-time buyers and young families. Outside, the south-facing rear garden beckons, providing a tranquil oasis for outdoor relaxation and entertainment. Fully secured with fencing, the garden offers a safe haven for children and pets to roam freely. Convenient rear access leads to the designated off-road parking bay, ensuring effortless arrivals and departures. Offered with no forward chain, convenience meets elegance in this delightful residence.

Nestled within the serene and sought-after Lakeside residential area of Scunthorpe, Olive Drive unveils itself as a captivating three-bedroom terraced townhouse, epitomizing comfort and convenience. Presented by Louise Oliver Properties, this property exudes an aura of modernity and warmth, inviting first-time buyers and young families to embrace a lifestyle of tranquility and functionality.

Step inside to discover a meticulously designed modern kitchen, adorned with wood-fronted wall and base storage. The kitchen space offers both practicality and style, featuring ample room for under-counter white goods, complemented by low maintenance tiled flooring and spot lighting that infuse a touch of elegance into daily culinary endeavors. Adjacent lies a ground floor cloakroom, a thoughtful addition for guest convenience, boasting a low-level toilet and a pedestal hand basin. Beyond, the family lounge beckons, providing a sanctuary for relaxation and gatherings. Adorned with a central fire and surround, this expansive space is illuminated by natural light streaming through double doors leading to the enchanting south-facing garden, embraced by a bay window, offering a seamless fusion of indoor-outdoor living.

Ascending to the first floor, you'll find two generously sized bedrooms, each offering a peaceful retreat for rest and rejuvenation. One of the bedrooms is thoughtfully equipped with built-in storage, catering to the practical needs of modern living. The family bathroom exudes contemporary charm, featuring a panel bath with an over-bath shower, a low-level flush toilet, and a pedestal hand basin. A walk-in storage cupboard adjacent houses the hot water tank, ensuring ample storage solutions for daily essentials.

The journey continues to the second floor, where the master bedroom reigns supreme. Spanning the entire floor, this sanctuary of serenity boasts modern built-in wardrobes, skylights, and dual aspect uPVC windows, inviting natural light to dance freely within its expansive confines. An en-suite shower room offers the ultimate indulgence, featuring a corner shower unit and sleek fixtures. Additional storage is seamlessly integrated with walk-in access to the eaves, spanning the full width of the property, ensuring every inch of space is optimized for convenience.

Outside, the southerly-facing rear garden beckons, providing a tranquil oasis for outdoor relaxation and entertainment. Fully secured with fencing, the garden offers a safe haven for children and pets to roam freely. Convenient rear access leads to the designated off-road parking bay, ensuring effortless arrivals and departures.

Olive Drive enjoys a privileged location within a short stroll of Lakeside retail park, where an array of supermarkets, takeaway outlets, restaurants, and larger retail stores await exploration. Nature enthusiasts will delight in the proximity to local parks and the enchanting Bottesford Beck nature reserve. Families will appreciate the convenience of residing within the catchment area of esteemed local schools.

Viewings are available strictly by appointment, providing an exclusive opportunity to experience the allure of Olive Drive firsthand. Contact Louise Oliver Properties today to schedule your private viewing and embark on a journey to make this exquisite residence your own.

ENTRANCE

Upon arrival, the entrance to the property welcomes you through a sturdy wood composite door, offering both security and aesthetic appeal. Stepping inside, you're greeted by a spacious foyer adorned with sleek wood laminate flooring, radiating warmth and sophistication. Illuminated by ceiling lights, this inviting space sets the tone for the home's contemporary charm. From the entrance, seamless access is provided to the kitchen, lounge, and ground floor WC, enhancing the flow of daily living. Ascending carpeted stairs lead gracefully to the first floor, promising a smooth transition to the upper levels of this thoughtfully designed residence. Whether welcoming guests or returning home after a busy day, the entrance sets the stage for a warm and inviting atmosphere, inviting you to explore and experience the comfort and convenience that awaits within.

GROUND FLOOR WC *1.97m x 0.94m*

Located conveniently on the ground floor, this spacious cloakroom offers a haven of convenience and functionality. Step into a generously proportioned area designed for guest comfort and practicality. A low-level flush toilet awaits, complemented by a front aspect obscure glazed window that invites natural light while ensuring privacy. Adjacent, a pedestal wash hand basin stands ready for use, providing both style and utility. Its tiled water-sensitive splashback adds a touch of elegance while

ensuring easy maintenance. The choice of wood laminate flooring not only enhances the room's aesthetic appeal but also ensures durability and easy cleaning. Ceiling lights illuminate the space, creating a welcoming ambiance, while a radiator provides warmth during cooler months, ensuring comfort throughout the year. Whether welcoming guests or attending to daily routines, this well-appointed cloakroom offers both convenience and style, reflecting the attention to detail found throughout this exceptional property.

KITCHEN *3.64m x 1.86m*

Situated to the front aspect of the home, the galley-style kitchen welcomes you with its efficient layout and contemporary amenities. A beaded uPVC window bathes the space in natural light while offering views of the surroundings. Step onto low-maintenance tiled flooring that not only enhances the room's aesthetic appeal but also ensures easy upkeep. The kitchen is thoughtfully designed with wood-fronted wall and base storage, providing ample room to organize culinary essentials. Chic worktops fitted along the perimeter offer a stylish yet functional workspace for meal preparation. Equipped for modern living, the kitchen features space for under-counter white goods, allowing for efficient storage and organization. A sleek one and a half black composite sink and drainer, complete with an extendable chrome shower hose mixer tap, elevate both style and functionality, making kitchen tasks a breeze. Adding to the culinary experience, a built-in oven and hob stand ready for culinary adventures, while an extractor unit with integrated lights ensures a well-ventilated and illuminated cooking environment. Spotlights adorn the ceiling, further enhancing the ambiance and providing focused illumination where needed. For added comfort, a radiator provides warmth during cooler seasons, ensuring a cozy atmosphere as you prepare delicious meals or enjoy casual dining in this inviting kitchen space. Whether whipping up family favorites or hosting intimate gatherings, this well-appointed kitchen offers the perfect blend of style and practicality, catering to the needs of modern living with effortless elegance.

LOUNGE *5.37m x 3.97m*

Experience spacious comfort and inviting elegance in the large rear family lounge, designed for relaxation and entertainment. Bathed in natural light, this inviting space features expansive bay windows that offer panoramic views of the lush surroundings while infusing the room with warmth and brightness. Double uPVC doors seamlessly connect the interior to the south-facing enclosed garden, inviting the outdoors in and creating a seamless transition between indoor and outdoor living spaces. Whether enjoying al fresco dining or simply basking in the sunshine, the garden provides a tranquil retreat for leisure and recreation. Step onto sleek wood laminate flooring that adds a touch of sophistication while ensuring durability and easy maintenance. A radiator provides warmth during cooler months, ensuring year-round comfort for you and your loved ones. Illuminated by spotlights that adorn the ceiling, this versatile lounge offers a well-lit and welcoming ambiance, perfect for both relaxation and entertainment. A focal point within the room, a fire with a wood surround adds a cozy and inviting element, creating a charming atmosphere for gatherings and quiet evenings alike. Whether unwinding with a good book, hosting guests, or enjoying quality time with family, the large rear family lounge offers the ideal setting to create lasting memories and cherished moments in the heart of your home.

MASTER BEDROOM *6.70m x 3.00m*

Ascend to the pinnacle of luxury and comfort in the master bedroom, occupying the entire second floor of the residence. This expansive retreat is designed to indulge your senses and elevate your living experience. As you enter, you're greeted by a spacious and inviting atmosphere, perfectly complemented by plush carpet flooring that exudes warmth and sophistication. A front aspect beaded uPVC window frames picturesque views of the surrounding landscape, inviting natural light to illuminate the room and create a serene ambiance. Designed for both style and functionality, the master bedroom features a dressing area adorned with built-in modern wood-fronted wardrobes, offering ample storage space for your wardrobe essentials. These sleek wardrobes add a touch of elegance while ensuring organization and efficiency in your daily routine. Natural light pours in through a rear aspect skylight, creating a bright and airy environment that uplifts the spirit. Meanwhile, a radiator provides warmth and comfort during cooler seasons, ensuring that you feel cozy and relaxed year-round. Spotlighting adorns the ceiling, offering a soft and ambient glow that enhances the room's charm and beauty. Whether unwinding after a long day or preparing for a night of restful sleep, this tranquil sanctuary provides the perfect backdrop for relaxation and rejuvenation. Adjacent to the master bedroom, an en-suite awaits, offering convenience and luxury with its modern fixtures and elegant design. Additionally, access to eaves storage space provides added functionality, allowing you to utilize every inch of space efficiently. Indulge in the ultimate retreat and make the master bedroom your own personal haven—a sanctuary of comfort, style, and tranquility where you can escape the hustle and bustle of everyday life and immerse yourself in luxurious living.

EN-SUITE *2.07m x 1.87m*

Indulge in luxury and convenience within the large en-suite shower room, exclusively dedicated to the master bedroom. This well-appointed space is designed to elevate your daily routine and provide a sanctuary of comfort and style. Featuring a corner glazed shower unit with a raised acrylic tray and mains-fed shower, this en-

suite offers a rejuvenating shower experience that leaves you feeling refreshed and revitalized. Tiled walls and flooring add a touch of elegance while ensuring easy maintenance and durability, creating a sleek and modern aesthetic. The en-suite is equipped with essential fixtures for your convenience, including a low-level flush toilet and a pedestal hand basin, providing functionality without compromising on style. An extractor unit ensures proper ventilation, keeping the space fresh and comfortable at all times. Natural light filters in through a Velux skylight window, infusing the room with warmth and brightness while offering a glimpse of the sky above—a delightful feature that enhances the overall ambiance of the space. For added comfort, a radiator provides warmth during cooler months, ensuring a cozy environment for your daily rituals. Spotlights adorn the ceiling, offering a soft and ambient glow that enhances visibility and adds a touch of sophistication to the room. Additionally, the en-suite opens to eaves storage space, fully utilizing every inch of available space in the property. This clever design feature allows for efficient organization and storage of belongings, ensuring a clutter-free environment and maximizing the functionality of the home. Immerse yourself in the luxury of the large en-suite shower room—a private retreat where you can unwind and rejuvenate in style, surrounded by modern amenities and thoughtful design details that cater to your every need.

BEDROOM TWO *3.97m x 3.28m*

Discover comfort and versatility in the second double bedroom, situated on the first floor of the residence. This inviting space offers a peaceful retreat for residents and guests alike, boasting a blend of modern amenities and timeless charm. As you enter, you'll be greeted by twin rear aspect beaded uPVC windows, which flood the room with natural light while providing tranquil views of the surrounding landscape. The abundance of natural light creates a bright and airy ambiance, enhancing the overall sense of spaciousness and serenity. Soft carpet flooring adds a touch of warmth and comfort underfoot, inviting you to relax and unwind in this cozy haven. A radiator ensures a comfortable temperature year-round, ensuring that you feel cozy and at ease in any season. Lights adorn the ceiling, providing ample illumination for various activities while adding a subtle touch of elegance to the room's décor. Whether you're reading a book before bedtime or simply enjoying a moment of quiet reflection, the lighting creates the perfect ambiance for relaxation and rejuvenation. Convenient built-in wardrobes offer ample storage space for clothing, linens, and personal belongings, helping to keep the room neat and organized. With its thoughtful design and practical amenities, the second double bedroom provides a welcoming space where you can retreat and recharge, making it the perfect place to call home.

BEDROOM THREE *3.97m x 2.00m*

Nestled on the first floor, the third generously sized large single bedroom, offers a versatile space that combines comfort with functionality. This inviting room is thoughtfully designed to accommodate various lifestyle needs, whether it serves as a bedroom, home office, or creative studio. As you step inside, you'll be greeted by plush carpet flooring that adds a sense of warmth and coziness to the room, inviting you to relax and unwind. A radiator ensures a comfortable temperature, providing warmth during cooler seasons and ensuring year-round comfort for occupants. Twin front aspect beaded uPVC windows fill the room with natural light, creating a bright and airy atmosphere that enhances the sense of spaciousness. These windows offer picturesque views of the surroundings, allowing residents to bask in the beauty of their surroundings while enjoying privacy and tranquility. A light fixture adorns the ceiling, providing ample illumination for various activities, whether it's reading a book, working on a project, or simply enjoying quiet relaxation. The soft glow of the light adds a touch of ambiance to the room, creating a welcoming environment for occupants. With its versatile layout and thoughtful design, the third double bedroom offers endless possibilities for customization and personalization. Whether it's used as a bedroom for guests or family members, a dedicated workspace, or a cozy retreat, this inviting room provides the perfect canvas for creating a space that reflects your unique style and preferences.

BATHROOM *2.05m x 1.86m*

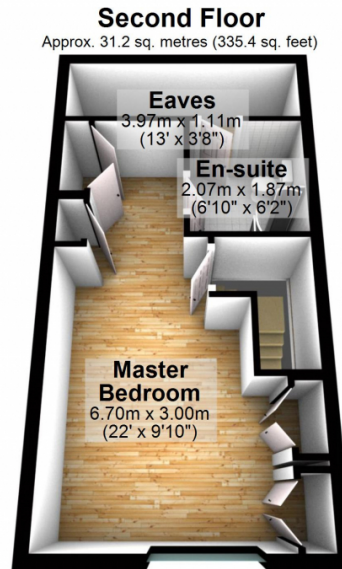
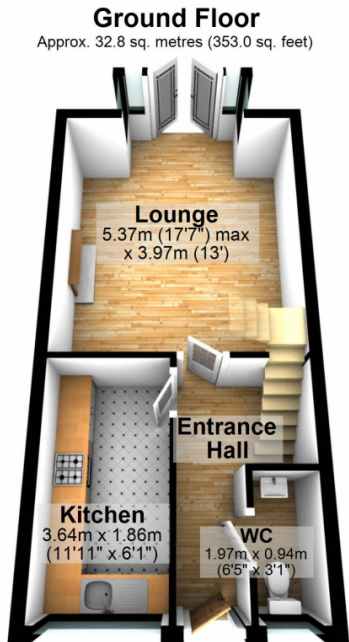
Step into the family bathroom, a haven of relaxation and rejuvenation designed to cater to the needs of the household. This well-appointed space combines functionality with style, offering a serene retreat for daily rituals and moments of indulgence. At the heart of the bathroom lies a paneled bath, providing a luxurious spot for unwinding after a long day. Accompanied by a mains-fed over-bath shower unit, this setup offers the convenience of both bathing and showering options, catering to individual preferences. Adjacent to the bath, a pedestal hand basin stands ready for use, complemented by a low-level flush toilet, completing the essential fixtures for daily hygiene routines. Tiled flooring and walls create a sleek and modern aesthetic while ensuring durability and easy maintenance, adding a touch of elegance to the space. A radiator provides warmth and comfort, ensuring a cozy atmosphere during colder seasons, while an extractor unit helps maintain proper ventilation, keeping the room fresh and inviting at all times. Additionally, a light fixture illuminates the room, providing ample brightness for grooming and relaxation. Whether it's a refreshing shower in the morning or a soothing bath at the end of the day, the family bathroom offers a tranquil oasis where you can escape the hustle and bustle of daily life and indulge in moments of self-care and rejuvenation. Experience the perfect blend of comfort and style in this essential space for the modern household.

EXTERNAL


Externally, this property is designed to impress with its combination of low-maintenance features and inviting outdoor spaces, ensuring both practicality and aesthetic appeal. To the front aspect, a low-maintenance slate and paved courtyard sets the tone for the property, offering a stylish and hassle-free outdoor area that requires minimal upkeep. This attractive entrance creates a welcoming first impression while providing a convenient space for outdoor seating or decorative elements. At the rear of the property, a south-facing enclosed garden awaits, offering a private retreat where residents can enjoy the beauty of outdoor living. This inviting space combines lush greenery with a paved patio area, providing the perfect setting for outdoor dining, entertaining, or simply basking in the sunshine. The garden features a combination of laid-to-lawn areas and paved pathways, adding visual interest and versatility to the outdoor environment. Whether it's a leisurely stroll on the grass or relaxing on the patio with friends and family, this well-designed garden offers endless possibilities for enjoyment and relaxation. Gated access leads to the designated parking bay, providing convenient and secure off-road parking for residents. This thoughtful feature ensures ease of access and enhances the overall functionality of the property, making it a practical choice for modern living. Experience the best of outdoor living with the combination of low-maintenance courtyard to the front and the inviting south-facing garden to the rear. Whether enjoying peaceful moments of solitude or hosting gatherings with loved ones, the outdoor spaces of this property offer the perfect backdrop for creating lasting memories and enjoying the beauty of outdoor living.

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Total area: approx. 97.4 sq. metres (1048.8 sq. feet)
Olive Drive, Scunthorpe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(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 

Address: Olive Drive, DN16

