



 3
Bedrooms

 1
Bathroom



*****SOUGHT AFTER LOCATION*****

Louise Oliver Properties is delighted to present this stunning three-bedroom semi-detached home on the sought-after Lloyds Avenue in Scunthorpe, available for offers in the region of £194,950.00. This high-standard property features a fully fitted modern kitchen with built-in white goods, two versatile reception rooms, and a contemporary four-piece bathroom suite with underfloor heating. Outside, enjoy large gardens with off-road parking, a detached single garage, and a landscaped rear garden with a terrace and a spacious garden room. Retaining charming original features including parquet flooring to some rooms, and boasting gas central heating and double glazing, this home is perfectly located within a short walk to Central Park, The Pods Leisure Centre, and local conveniences. Contact Louise Oliver Properties to arrange a viewing today.

Louise Oliver Properties is delighted to present this stunning three-bedroom semi-detached home on the highly sought-after Lloyds Avenue in Scunthorpe, available for offers in the region of £194,950.00. This exquisite property is presented to a high standard throughout and boasts a range of exceptional features, making it an ideal family home.

Inside, the modern kitchen is fully fitted with built-in white goods and assorted appliances, perfect for the modern chef. The home offers two separate reception rooms that provide versatile living space. The cosy rear lounge features double doors that open onto the patio, while the large front aspect reception room, currently used as a dining space, showcases the property's original double-storey bay windows. There are three generously sized bedrooms, including a large single bedroom to the third, with parquet flooring to both double bedrooms, offering ample space for family living. The contemporary four-piece bathroom suite includes under-floor heating, an oval freestanding tub, a separate shower enclosure with waterfall shower head and second hand held shower hose, and a back to wall combination vanity hand basin unit with concealed waste toilet. The bathroom is enhanced with underfloor heating and vanity lighting for a touch of luxury.

Outside, the front garden includes large gardens with off-road parking and a detached single garage. The landscaped rear garden features a terrace, manicured lawn, and a spacious garden room measuring approximately 5.6 x 3.8 meters. The garden room is completed with a mains power supply and a bar area, perfect for entertaining. The property benefits from gas central heating and double glazing throughout. Additionally, the home retains charming original features, including the double-storey bay fronted windows and partial parquet flooring.

Situated in an ever-popular residential area, this property is just a five-minute walk from Central Park, The Pods Leisure Centre, a variety of eateries and local conveniences, and both John Leggott and North Lindsey colleges. This high-quality home on Lloyds Avenue is a must-see for anyone seeking a beautifully presented property in a prime location. Contact ****Louise Oliver Properties**** today to arrange a viewing and make this your next dream home.

Lounge *3.74m x 3.61m*

The cosy lounge features double-glazed uPVC doors opening to the rear patio, carpeted flooring, a gas fireplace (disconnected), a radiator, and a hanging light fitting.

Dining Room *3.50m x 3.37m*

The front aspect reception room, currently used as a dining room, features a traditional bay-fronted double-glazed window with stained glass panels, a radiator, checked carpet flooring (parquet flooring under), wall light fittings, and a hanging ceiling light.

Kitchen *6.70m x 2.36m*

The modern, fully fitted kitchen boasts a range of built-in appliances, including a washing machine, dishwasher, a Range-style stainless steel double oven with a five-burner gas hob and extractor unit, and an American-style fridge freezer. It features sleek grey gloss wall and base cabinets, ambient under-cabinet lighting, and ceiling spotlights inset into uPVC ceiling panels. The kitchen also offers a one-and-a-half composite sink with a mixer tap, granite-effect worktops with matching splashbacks, and a breakfast bar with storage. Additional highlights include a white column radiator, wood-effect flooring, and a uPVC door leading to the rear gardens.

Bathroom *2.33m x 2.21m*

The modern four-piece bathroom suite is designed with underfloor heating and tiled flooring. It features a freestanding oval bathtub with central mixer taps, and a square shower enclosure with a raised acrylic tray, electric waterfall shower unit, and hand-held shower hose. The back-to-wall combination vanity unit includes double-door storage and an ambient-lit mirror with additional storage. The bathroom also boasts spotlights inset into uPVC ceiling panels, an obscure glazed uPVC

window, and a ladder-style towel radiator, all complemented by tiled walls.

Bedroom One *3.77m x 3.64m*

The master bedroom is a spacious double room featuring carpeted flooring (parquet flooring under), a radiator, a bay-fronted uPVC window, and a light fixture.

Bedroom Two *3.74m x 3.49m*

The double bedroom features carpeted flooring (with original parquet flooring underneath), a radiator, a rear aspect uPVC window, and a ceiling light fitting.

Bedroom Three *2.58m x 2.23m*

The third bedroom is a generously sized single room with a square bay window to the front aspect, complete with an enlarged window seat. It also features carpet flooring, a radiator, a hanging light fitting, and loft access.

Garden Room *5.69m x 3.80m*

The solid wood garden room features a mains power supply with multiple power points throughout, dual aspect windows, double doors at the entrance, and a built-in bar area.

Construction materials used : Brick and block

Roof type : Clay tiles

Water sources : Direct mains water

Electricity source : National Grid

Sewerage arrangements : Standard UK domestic

Heating Supply : Central heating (gas)

Broadband internet type : FTTP (fibre to the premises)

Mobile signal/coverage : Good

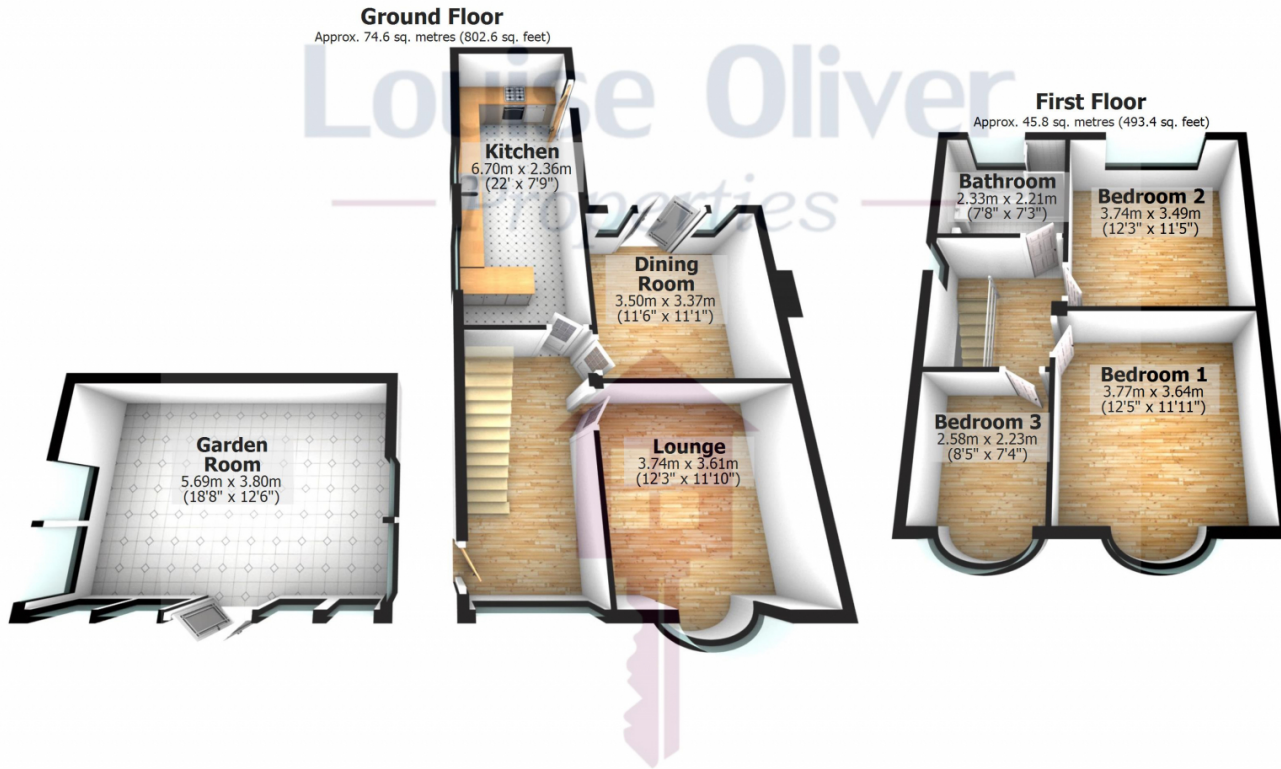
Building Safety : None of the above

Does the property have required access (easements, servitudes, or wayleaves) ? : No


Do any public rights of way affect your your property or its grounds? : No

Parking Availability : Yes

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Total area: approx. 120.4 sq. metres (1296.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Lloyds Avenue , DN17

