



 4  
Bedrooms

 1  
Bathroom



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

Discover this enchanting four-bedroom semi-detached character home on Ashby Road, Scunthorpe. This spacious property offers ample room for a growing family and fantastic potential for modernisation and further renovations. Highlights include gas central heating, a converted loft space, and a modern kitchen with built-in appliances. The ground floor features a porch entrance, traditional hallway, sitting/dining room with walk-in storage, extended family lounge, open-plan kitchen, and sun room. Upstairs, you'll find a large four-piece family bathroom, three double bedrooms, and a single bedroom. The secured rear garden and generous off-road parking add to the appeal. Located in a desirable residential area with excellent access to local amenities and public transport.



Welcome to your future dream home, located in the highly desirable area of Ashby Road in Scunthorpe. This enchanting four-bedroom semi-detached character property is a rare find, blending the charm of the past with exciting possibilities for modern living. As you enter, the home's spacious and warm ambiance will immediately capture your attention, offering ample accommodation for the whole family across two thoughtfully arranged storeys. The property's unique character is enhanced by the opportunity for modernisation and further renovations, allowing you to tailor it to your personal style and needs.

This home is ideal for those seeking to create a personal retreat while enjoying the comfort of a well-built and intelligently designed residence. Imagine cosy family gatherings in the expansive living areas, culinary explorations in the well-appointed kitchen, or peaceful moments in the sunroom that overlooks a mature rear garden. The converted loft space adds a versatile touch, serving as an additional bedroom, home office, or creative studio.

Situated in a prime residential location, the home offers excellent access to local amenities. A short walk brings you to a doctor's surgery, dental practice, post office, convenience store, and hairdresser. Public bus routes make it easy to explore the broader Scunthorpe area. This vibrant, welcoming neighbourhood perfectly balances peaceful residential living with the convenience of nearby urban amenities.

The home features spacious accommodation, gas central heating, a converted loft space with Velux window, and modern kitchen appliances such as a built-in coffee maker, microwave, hob, and oven. The property also includes generous off-road parking and a secure rear garden, ideal for children and pets. On the ground floor, the porch entrance is accessible via the side aspect of the property, leading into a traditional entrance hall with access to the ground floor WC. The sitting/dining room offers a large, inviting space with a walk-in storage room, while the extended family lounge provides additional relaxation areas. The open-plan kitchen is equipped with built-in appliances, wood-fronted wall and base storage, space for white goods, and a dining area. The sunroom, overlooking the rear garden, is ideal for enjoying natural light. The first floor features a spacious four-piece family bathroom with a separate shower enclosure and built-in storage. There are three double bedrooms and a well-sized single bedroom, perfect for a child or home office. Loft access leads to a converted room, fully insulated and floored, with ceiling lights and a Velux window.

Don't miss this opportunity to own a charming character home with immense potential. Contact Louise Oliver Properties today to arrange a viewing.

Louise Oliver Properties – Helping you find your dream home.

**Lounge** *6.74m x 3.65m*

The family lounge features a mix of partial wood flooring and carpeting, a cosy gas fire, a bay-front aspect window, a radiator, and a ceiling light.

**Sitting Room** *4.54m x 3.66m*

The sitting/dining room boasts a built-in walk-in storage cupboard, a front aspect window, carpet flooring, a radiator, and a ceiling light.

**WC** *2.00m x 1.83m*

The under-stairs WC features a single-glazed side aspect window, a space-saving hand basin, a ceramic toilet, and laminate flooring. Additional features include an under-stairs storage cupboard, a towel radiator, a shaving point, and overhead lighting.

**Kitchen** *7.14m x 3.20m*

The open-plan kitchen features tiled flooring, a rear aspect uPVC window, and a single door leading to the garden. It includes wood-fronted wall and base storage units, space for freestanding upright and under-counter white goods, and built-in appliances such as a microwave, coffee maker, oven, and hob. The kitchen is equipped with

a composite one-and-a-half sink and drainer, partially tiled walls, and ceiling spot lighting. It opens up to additional seating/dining space and the sunroom.

**Sun Room** *2.71m x 2.25m*

The sunroom at the rear features laminate flooring, twin wall up-lights, double-glazed uPVC windows, a radiator, and elegant wood wall panelling.

**Bathroom** *3.63m x 1.96m*

The four-piece suite includes a panel bath, a square single shower enclosure, a pedestal hand basin, and a ceramic toilet. The room features partial wall tiling, a radiator, a storage cupboard, and vinyl flooring. A rear aspect obscure glazed window provides privacy, while spotlights in the ceiling ensure ample lighting.

**Bedroom One** *4.31m x 3.69m*

The double bedroom features carpet flooring, a front aspect window, a radiator, and a ceiling light.

**Bedroom Two** *3.69m x 3.05m*

The double bedroom features laminate flooring, a front aspect window, a radiator, and a ceiling light.

**Bedroom Three** *3.63m x 3.01m*

The double bedroom features carpet flooring, a rear aspect window, a radiator, and a ceiling light.

**Bedroom Four** *2.82m x 2.65m*

The single bedroom features carpet flooring, a radiator, a side aspect window, and a ceiling light.



Total area: approx. 145.8 sq. metres (1569.7 sq. feet)

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

Address: Ashby Road , DN16

