



Asking Price £475,000

TENURE : FREEHOLD

Burringham Road , DN17

Bedrooms : 5

Bathrooms : 3

Reception Rooms : 3

**FIVE BEDROOM DETACHED
PERIOD HOME**

TWO BEDROOM ANNEXE

FULL SECURITY SYSTEM

AIR SOURCE HEATING

**DETACHED GARAGE &
INTEGRAL REAR STORAGE**

**LARGE LANDSCAPED
GARDENS**

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Louise Oliver Properties welcome to the market a large period home located to Ashby, Scunthorpe. Offered with self-contained two-bedroom annexe, wrap around landscaped gardens, detached double garage and integral outbuilding, secure high walled perimeter and electronic double gated access boasting ample privacy, set back from the main through fare. Including built in security home system. The home originally built in 1924, has undergone a scheme of modernisation, and extension work, whilst retaining its original beauty, and displaying original period features throughout.

The home boasts self-contained annexe, original tiled flooring, open smokeless coal fireplaces, stained glass windows, modern fitted master kitchen circa 2022, detached double garage with outbuilding storage to the rear, fitted security system, and air source heat pump.

Boasting a two-bedroom self-contained annexe to the east wing of the property with security system, with generous double bedrooms, good sized fitted kitchen to include space for dining, and freestanding white goods, with dual aspect windows overlooking wrap around landscaped gardens, and modern shower room features combination vanity, and corner power wash shower enclosure. The annexe provides access to the main house via internal access points opening into the family room and front reception area, with rear uPVC doors opening to the landscaped terrace.

Briefly the main house boasts, private receiving room to the front aspect, adjacent to the traditional entrance hall the reception room boasts ample seating space, with dual aspect window to allow for ample natural light to bay fronted window, and large stained-glass pane, a smokeless coal fire, and traditional open arch walls. The room sits away from the centre of the property, allowing for ample privacy and quiet. The main entrance takes you to the tucked away stairs to the first floor, or alternatively open to second reception room, forming current use as main lounge to the annexe, or through to the central hub of the property via sitting room.

The central ground floor household boasts a stunning open plan layout, with sitting room presented to tastefully in keeping with the period features throughout the home, benefiting ample space for seating and dining, smokeless coal fireplace, and built in storage to include a walk-in pantry, and double sash doors opening out to rear family room and kitchen. Large combination utility and sewing room boasts, a range of white fronted wall and base storage with combination American fridge store, and built in drinks chiller, acrylic worktops, and over counter laundry rail. The family room sits open plan to the newly installed kitchen (2022) the heart of the home combining modern features with sympathetic nods to the traditional features of the property. Boasting roof lantern with an ambient lit surround. The master kitchen boasts a range of built in appliance including, breakfast bar, double oven and grill, plate warmer, microwave, eight ring induction hob, dishwasher, and Belfast sink. A ground floor shower room is accessible via the family room offering, low flush toilet, vanity concealed waste hand basin with ambient spotlighting and mirrored wall, and full tiled mains fed shower enclosure.

The first floor offers three double bedrooms, with built in storage throughout the bedrooms, and master bedroom boasting dual aspect views of the landscaped gardens, mirrored slide to access wardrobe space, and walk-in closet. The family bathing room boasts panel bath with over bath shower unit, pedestal hand basin, and seating area, with low flush toilet to separate adjacent room.

Externally the property boasts fully landscaped, large, wrap around gardens boasting, manicured lawns, large, matured vegetable plot with raised beds establishing a range of herbs, fruits, and vegetables. A well-established orchard comprising of pear, cherry, and apple trees. A large block paved seating area, detached double garage with electronic roller door access, and tandem rear outbuilding storage. The front aspect offers ample privacy to high walled front and electronic double gated access to large driveway.

The location offers walking distance to the centre of Ashby with accessibility to a full range of local services and amenities including, retail outlets, supermarkets, doctors surgery and pharmacies. The locality offers ease of access to good local schools, and colleges, with a short drive to both Scunthorpe town centre, and the national motorway network.

*Operating dual heating systems, gas combination boiler to the annexe (approx. 12-month-old), and air source heat pump with

mega flow immersion heater to the central household (approx. 7 years old).

**Loft access provides partial boarding throughout.

Council tax band: C

To view this property contact

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ENTRANCE HALL *2.54m x 5.26m*

Entrance to the front aspect of the property, opening into the original entrance hall with front aspect extension, boasting arched wall focal points, and stained glass and leaded windows, comprising, Victorian tiled flooring to the floor, bay window seat area, solid wood obscure glazed door to entry, security system, radiators, built in storage, lighting to the walls and ceiling, and opening to the lounge, sitting room, and annexe.

RECEPTION ONE *3.78m x 3.64m*

Situated to the front aspect to the east wing of the property, the reception room is set away from the main living areas of the property, providing ample privacy, and making an excellent drawing room to receive visitors. The room comprises, carpeted flooring, arched focal point to bay fronted window with stained glass top aspect, additional side aspect features stained glass panel, built in storage points to recesses, smokeless coal fire to tiled hearth and wooden mantle, radiator, and lights to ceiling and wall.

RECEPTION TWO *4.86m x 4.72m*

Second reception room forms access to the annexe, in current use as the main lounge to exiting self-contained annexe comprising of, carpeted flooring, dual aspect bay fronted leaded windows, twin radiators, gas fire with marble hearth and wooden mantle, light to ceiling, and rear access door opening to annexe hallway.

DINING ROOM *5.64m x 4.31m*

Sitting to the centre of the property with rear double doors opening to the family room to create a larger open plan feel, comprising of, Parquet flooring throughout, smokeless coal fireplace, built in storage, radiator, walk-in pantry to the rear of the room, light to ceiling, and opening to the utility and sewing room.

PANTRY

Walk-in pantry features, tiled flooring, fixed wall shelving, and light to ceiling.

UTILITY & SEWING ROOM *2.82m x 3.64m*

Large combination utility and sewing room with modern features comprising of, white fronted base and larder storage including built in housing to freestanding American style fridge freezer, built in storage space for drinks cabinet, acrylic worktops, space for under counter seating to craft worktops, enamel sink and drainer, under counter craft drawers, wall fixed shelving, laundry hanging rail, side aspect leaded window, wood laminate flooring, and lighting to the ceiling.

FAMILY ROOM *3.84m x 4.67m*

Open plan family room sitting to the heart of the home making a great central hub for all the family, comprising of, show stopping roof lantern with ambient lighting and spotlights to the surround, wood laminate flooring, single door opening to

annexe, and access to rear porch.

GROND FLOOR SHOWER ROOM *1.16m x 3.64m*

A combination ground floor WC and shower room is accessed via the main family room comprising of, tiling to the flooring and walls, with full tiled square set shower enclosure with mains fed shower unit, chrome ladder style radiator, side aspect obscure glazed window, vanity lighting to mirrored wall, concealed waste vanity unit to hand basing with storage, extractor unit, and lights to ceiling.

KITCHEN *3.75m x 3.64m*

Modern fitted kitchen (installed approx. 2022) comprising of, twin tub Belfast sink with chrome mixer tap, sage green fronted wall and base storage, built in microwave, double oven, plate warmer, and eight ring induction hob, integral fridge freezer, and dishwasher, Acrylic worktops with open breakfast bar area, vertical white fronted column radiator, rear aspect leaded windows, and spot lighting to the ceiling.

REAR PORCH

Rear porch offers exit to wood decked sun terrace comprising, wood laminate flooring, double uPVC doors opening to rear garden, and lighting to the ceiling.

BEDROOM ONE *4.91m x 4.72m*

Master bedroom comprises, walk-in closet, built in floor to ceiling mirrored slide to access wardrobes, radiator, dual aspect uPVC leaded windows, radiator, and light to ceiling.

BEDROOM TWO *4.46m x 3.16m*

Double bedroom comprising, original lead fireplace, radiator, front aspect leaded uPVC windows, built in storage closet, carpeted flooring, and lights to ceiling.

BEDROOM THREE *3.81m x 3.64m*

Double bedroom comprising of, carpeted flooring, front aspect leaded uPVC window, built in storage closet, original leaded fireplace, radiator, and light to ceiling.

BATHROOM *1.78m x 3.56m*

Family bathroom to the first floor comprises of wood framed panel bath with over bath mains fed shower hose, chrome mixer taps and handheld shower hose, pedestal hand basin, dual aspect windows, tiled flooring, twin radiators, built in storage, and light to ceiling.

WC

Single WC comprising of, low flush toilet, wood laminate flooring, side aspect window, and light to ceiling.

ANNEXE

Self-contained two-bedroom annexe to the east wing of the main house, added to the property in circa 1985 boasting two double bedrooms, kitchen with ample dining space, modern shower room, and entry points to the main house via reception room, and family room, with double uPVC doors opening to the properties rear terrace. The annexe hallway provides access to all exit points, carpeted throughout with built in coat cupboard, radiators, and lighting to the ceiling. The annexe also benefits built in security system.

SHOWER ROOM (ANNEXE) *1.95m x 3.00m*

Presented to suit modern tastes comprising of combination vanity to conceal waste hand basing and toilet with built in storage, chrome ladder style towel radiator, corner shower enclosure with jet pumps, vinyl flooring, rear aspect uPVC window, and spotlighting to the ceiling.

BEDROOM ONE (ANNEXE) *4.18m x 3.01m*

Double bedroom comprising of carpeted flooring, uPVC window, radiator, built in floor to ceiling storage, and light to ceiling.

BEDROOM TWO / LOUNGE (ANNEXE) *3.91m x 3.52m*

Double bedroom comprising of, carpeted flooring, double uPVC doors opening to rear terrace, radiator, freestanding electric

fire, and light to ceiling.

KITCHEN (ANNEXE) 2.72m x 4.36m

Generous kitchen and dining room comprising of wood fronted wall and base storage to U shaped surround, wood effect worktops, dual aspect leaded uPVC windows, stainless steel sink and drainer, twin radiators, ample under counter space for free standing white goods, space for freestanding up-right fridge freezer, vinyl flooring, and lighting to the ceiling.

EXTERNAL

The external land offers a large wrap around garden. Accessibility to the front aspect is via secured front high wall perimeter, with double electronic gates opening to large driveway extending to rear set double garage. The garage offers electric roll top door to the front aspect, with tandem storage to the rear. The landscaped gardens are private to the full perimeter and encapsulate the benefits of the sun all day from the unique circular position. The large, manicured lawns are woven to a maze of established borders, orchards enveloping a range of young and matured fruits including, apples, pears, and cherries to name small selection. A combination herb and vegetable garden sits to the rear of the plot, with well-established raised beds, and seasoned crops fully established. The garden has been landscaped sympathetically to the history of the property, set in a Victorian traditional English garden style with a small maze keyed out by fully established shrubs and herbaceous borders. A large sun terrace is accessible to the rear of the property with a large block paved seating and dining area. External water supply, mains points and lighting are available.

DISCLAIMER

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(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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