



 3
Bedrooms

 1
Bathroom



*****FAMILY HOME*****

This charming three-bedroom semi-detached home on Fulbeck Road, Scunthorpe, offers spacious living in a peaceful residential area. Featuring a cosy lounge, a dining room with a wood-burning stove, a modern kitchen, and a low-maintenance garden, it's ideal for families. Conveniently located near local schools, shops, and the A18 for easy access to the town centre and motorway.

Nestled in a quiet residential area, this traditional three-bedroom semi-detached home on Fulbeck Road offers both comfort and convenience. Perfectly situated for easy access to Ashby's bustling retail outlets and services, as well as the A18, providing quick routes to the town centre, local retail parks, and the motorway network.

The property boasts ample off-road parking and an easy-to-maintain, enclosed rear garden. Its classic design features bay-fronted windows on both the ground and first floors, full double glazing, and uPVC windows and external doors. The home is heated by an Ideal gas combi central heating system, which undergoes an annual service for peace of mind. On the ground floor, you will find a large, cosy lounge with carpeted flooring and a bay window, creating a welcoming atmosphere. The spacious rear dining room is complemented by a charming wood-burning stove and double uPVC patio doors that open onto the garden. The galley-style kitchen offers ample wood-fronted wall and base storage, a freestanding gas cooker, and space for a slimline dishwasher. The first floor includes two generously sized double bedrooms, both featuring built-in storage, as well as a comfortable single bedroom. The modern family bathroom completes the upstairs layout.

Located within walking distance of schools, local conveniences, and shopping outlets, this home is ideal for families seeking a blend of traditional charm and modern convenience. Don't miss the opportunity to view this fantastic property!

Entrance Hall

The entrance hall features wood laminate flooring and a uPVC front door with a front aspect. It includes a radiator, stairs leading to the first floor, and a walk-in under-stairs storage cupboard complete with lighting and a side aspect window. Additional amenities include smoke detectors and ceiling lighting.

Lounge

The front aspect lounge showcases a curved bay window, carpeted flooring, a rounded radiator, a wall-mounted digital fireplace, and ceiling lighting.

Dining Room

The spacious second reception room features sliding patio doors leading to the rear garden, wood laminate flooring, a brick hearth with a wood and coal-burning stove, a radiator, and ceiling lighting.

Kitchen

The galley-style kitchen offers solid wood wall and base cabinets, with internal ambient lighting in the glass-fronted display units. It features tiled worktops, a white ceramic sink and drainer, and space for freestanding under-counter appliances, including a slimline dishwasher. The kitchen benefits from dual aspect windows, a uPVC external door, and space for a freestanding oven with an extractor hood. Additional highlights include a wall-mounted Ideal combi boiler, a radiator, slate tile flooring, and ceiling spotlights.

Bedroom One

The double bedroom, located at the rear aspect, features carpeted flooring, a radiator, built-in floor-to-ceiling storage, a rear aspect window, and ceiling lighting.

Bedroom Two

This double bedroom features a bay-fronted window, a curved bay radiator, carpeted flooring, and ceiling lighting.

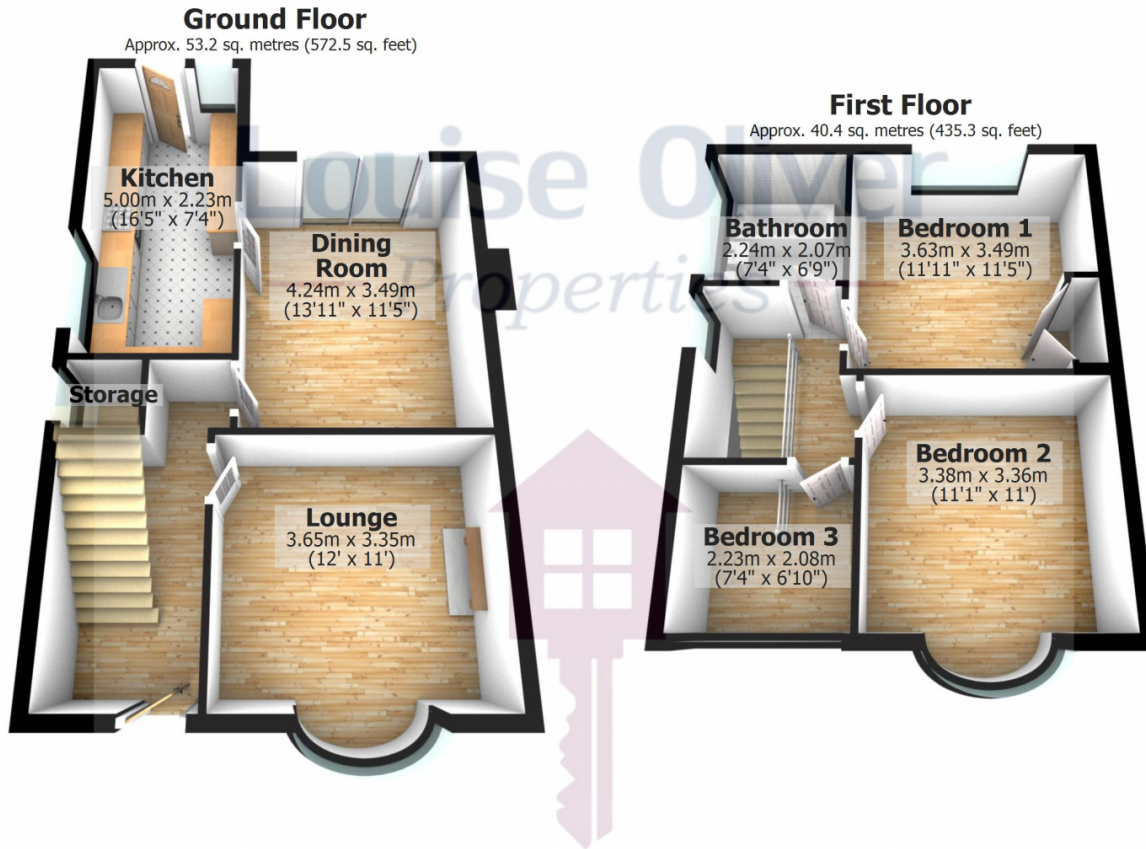
Bedroom Three

The single bedroom includes carpeted flooring, a front aspect window, a radiator, and ceiling lighting.


Bathroom

The modern bathroom suite features a panel bath with an electric shower overhead and a folding shower screen door. It has tile-effect vinyl flooring, a pedestal hand basin, and a close-coupled toilet. The walls are finished with marble-effect wet wall panelling, and there is built-in floor-to-ceiling storage. A ladder-style chrome radiator and ceiling lighting complete the space.

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Total area: approx. 93.6 sq. metres (1007.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(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: 11 Fullbeck Road , DN16

