



 3
Bedrooms

 1
Bathroom



NO FORWARD CHAIN

Charming Three-Bedroom Semi-Detached Home on Maple Tree Way
This traditional three-bedroom semi-detached property in Scunthorpe offers spacious living with double fronted bay windows, off-road parking, and a low-maintenance rear garden. Featuring a Worcester combination boiler and uPVC double glazing, the home is sold with no forward chain, making it ideal for first-time buyers, investors, or those looking to renovate. Located on a quiet street near local schools, shops, and leisure facilities, it's a perfect blend of convenience and potential.

Louise Oliver Properties presents this three-bedroom semi-detached traditional home located on Maple Tree Way, Scunthorpe. The property features distinctive double fronted rounded bay windows on both floors at the front aspect, offering an elegant façade. Off-road parking is available with shared gated access to the rear garden. The home is equipped with a Worcester combination boiler and fully double-glazed uPVC windows. Sold with no forward chain, this property is ideal for first-time buyers, investors, or those seeking a renovation project to create their perfect traditional home. The property spans approximately 1018.5 sq ft, providing generous living space.

Upon entering, the hallway leads to stairs with ample under-stair storage. The front-facing lounge offers a spacious living area with a large bay window. To the rear, a well-sized dining room opens to the garden via sliding patio doors, creating a bright and inviting space. The galley-style kitchen provides plenty of room for white goods and storage, leading to a utility room, ground floor WC, and a useful storage room. Upstairs, the property features two large double bedrooms, along with a third single bedroom featuring a pointed bay window. The three-piece shower room includes a vanity hand basin with five-door storage, a concealed waste toilet, and a square corner shower unit.

Externally, the home benefits from off-road parking at the front, with an enclosed, low-maintenance garden to the rear, and single brick built garage. Located on a quiet residential street, Maple Tree Way is close to Scunthorpe town centre. The property is within walking distance of public transport routes, well-regarded primary and secondary schools, local nurseries, and medical centres. The nearby Pods Leisure Centre and Central Park are perfect for recreation, while new local developments like Starbucks and Co-Operative stores add convenience to the area

Lounge *3.64m x 3.48m*

The front-facing lounge boasts a rounded uPVC bay window, a radiator, ceiling light, and is finished with carpeted flooring.

Dining Room *4.30m x 3.18m*

The rear-facing dining room features sliding uPVC patio doors that open to the garden, along with carpeted flooring, a radiator, and a ceiling light.

Kitchen *3.71m x 2.42m*

The galley-style kitchen offers vinyl tile-effect flooring, wood-fronted wall and base cabinets, granite-effect worktops, and a side-facing uPVC window. It includes space for freestanding under-counter white goods and has a single uPVC door leading to the garden, along with a radiator, extractor unit, and ceiling light.

Utility *2.42m x 2.47m*

The utility room, located to the rear of the kitchen, features tiled flooring, a side-facing window, ceiling light, and wall-mounted storage. It also includes a walk-in storage room housing the Worcester combi boiler. Additionally, there is a ground-floor WC with a traditional push-flush toilet and a rear-facing window.

Bedroom One *3.68m x 3.48m*

The double bedroom features a rounded front-facing bay window, carpeted flooring, a radiator, and a ceiling light.

Bedroom Two *3.57m x 3.20m*

The double bedroom includes a rear-facing window, carpeted flooring, a radiator, and a ceiling light.

Bedroom Three *2.02m x 1.96m*

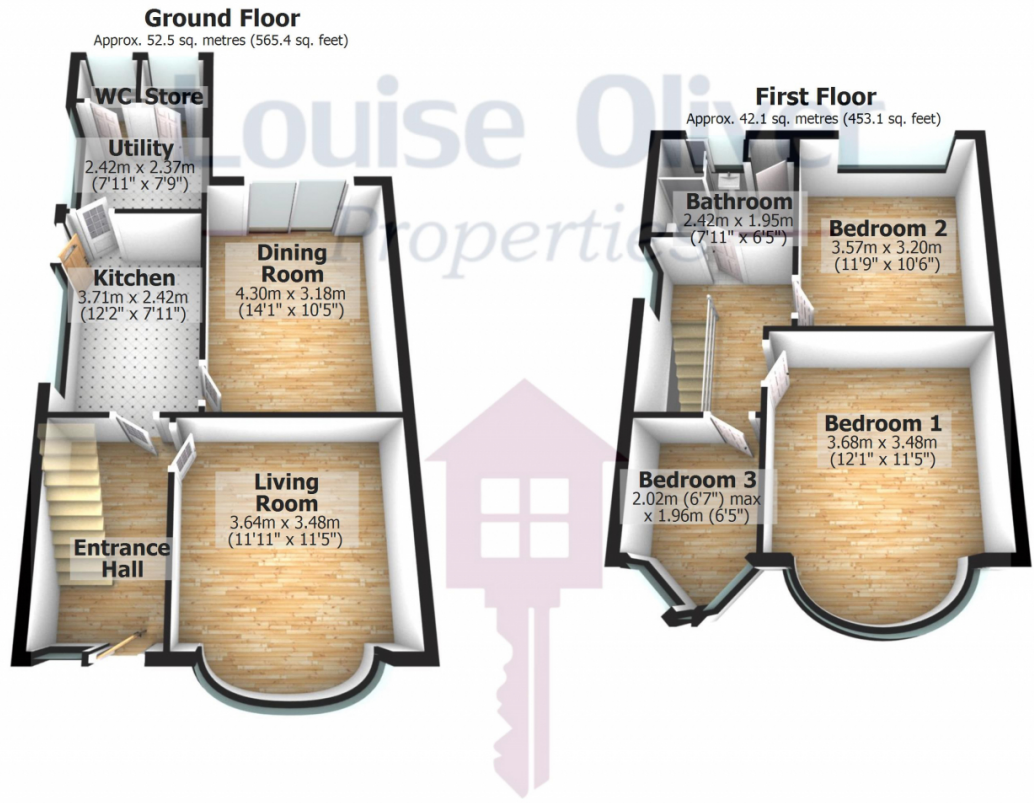
The single bedroom features carpeted flooring, a pointed bay window, a radiator, and a ceiling light.

Bathroom *2.42m x 1.95m*


The three-piece shower room includes vinyl flooring and tiled walls, featuring a square corner shower unit with a spotlight above. It has a concealed waste low-flush

toilet, a five-door white gloss vanity unit with a hand basin, and a built-in storage cupboard with shelving. A white ladder-style towel radiator, rear-facing obscure glazed window, and ceiling light complete the space.

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Total area: approx. 94.6 sq. metres (1018.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	78	
(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: 39 Maple Tree Way , DN16B

