



Louise Oliver  
Properties

£155,000

Newland Avenue, DN15 7HP



3

Bedrooms



2

Bathrooms

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**Modern Three-Bedroom Semi-Detached Home – Newland Drive,  
Scunthorpe**

**This beautifully presented three-bedroom semi-detached home is ideally located near Scunthorpe General Hospital, the town centre, St. Lawrence Academy, and local schools. With a spacious family lounge, modern kitchen, and a luxurious four-piece family bathroom, this property offers everything a growing family needs. Featuring off-road parking, gas central heating, double glazing, and no forward chain, it's the perfect home for easy living. Don't miss out—contact us today to arrange a viewing! 01724 853 222**

## **Three-Bedroom Semi-Detached Home – Newland Drive, Scunthorpe**

Located in a highly sought-after area, this three-bedroom semi-detached home on Newland Drive offers a perfect blend of modern living and convenience. Ideal for families, the property is within close proximity to Scunthorpe General Hospital, the town centre, St. Lawrence Academy, as well as a range of local primary schools and colleges. For added convenience, the property is just a short walk from local amenities including convenience stores, takeaway outlets, Central Park, and Kingsway Nature Reserve. Public transport is easily accessible with a bus route nearby.

This property benefits from double glazing, gas central heating, and ample off-road parking, making it an ideal choice for those seeking comfort and practicality. Sold with no forward chain, this home is available for a smooth and hassle-free purchase.

### **Interior Features:**

#### **Front Reception Room**

The spacious front-facing reception room features a rounded bay window, carpeted flooring, a radiator, and ceiling spotlights, creating a welcoming and bright space.

#### **Family Lounge**

A generous family lounge with a square bay window to the rear aspect, a fan-assisted log burner set on a slate hearth, carpeted flooring, a radiator, and ceiling light, providing a cosy and relaxing atmosphere for the whole family.

#### **Modern Kitchen**

The kitchen boasts modern white-fronted wall and base storage units with granite-effect worktops, a built-in gas oven, a four-ring hob, and a stainless steel extractor above. The stainless steel sink and drainer are complemented by a side-aspect uPVC window and a large walk-in pantry cupboard with shelving and an additional uPVC window. The kitchen has tiled flooring, ceiling lighting, and opens into the rear lobby, which leads to the garden via a side-aspect single uPVC door.

#### **Ground Floor WC**

Conveniently located on the ground floor, the WC features tiled flooring, a close-coupled toilet, and a side-aspect uPVC window.

#### **Double Bedrooms**

The property offers three well-proportioned bedrooms, including a double bedroom with a rear-aspect uPVC window, carpeted flooring, a radiator, and ceiling light.

#### **Family Bathroom Suite**

The four-piece family bathroom suite includes a curved panel bath with corner mixer taps and an additional hand-held shower hose, a concealed waste toilet, a wood-effect two-door vanity hand basin, and a single shower cubicle with a raised tiled shower tray and glazed door panels. The mains-fed waterfall shower head adds a touch of luxury. Additional features include tiled flooring and walls, a rear-aspect obscure glazed window, a chrome ladder-style radiator, and ceiling lights.

#### **Exterior & Parking**

The property benefits from ample off-road parking and a low-maintenance garden.

This well-presented family home is ideally located for both local amenities and transportation links, making it the perfect choice for your next move. Contact us today to arrange a viewing.

**Dining Room** 3.49m x 3.46m

**Lounge** 4.09m x 3.46m

**Kitchen** 3.13m x 1.98m

**WC**

**Bedroom One** 4.00m x 3.46m

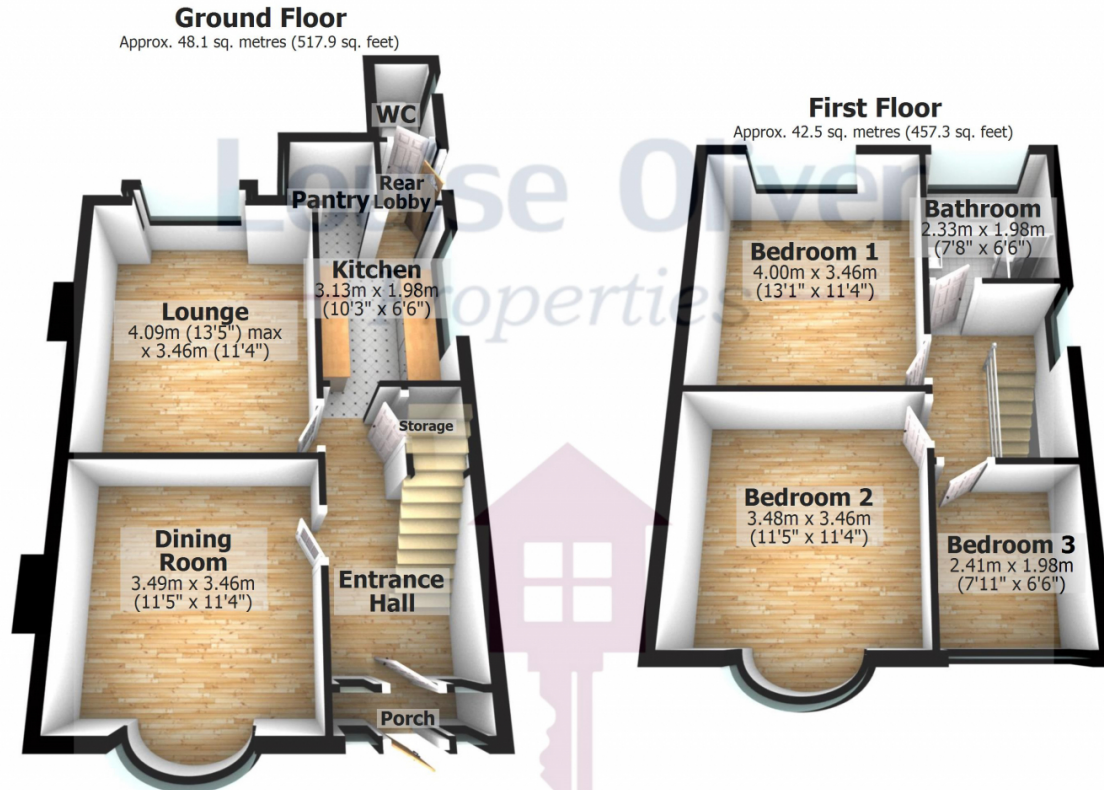
**Bedroom Two** 3.48m x 3.46m


**Bedroom Three** 2.41m x 1.98m

**Bathroom** 2.33m x 1.98m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 11 Newland Avenue , DN15

