



Louise Oliver  
Properties

£195,000

Scotter Road, DN15 7EQ



3

Bedrooms



1

Bathroom

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**\*\*\*STYLISH MODERNISED FAMILY HOME\*\*\***

This stylish three-bedroom semi-detached home is ideally located in a sought-after residential area, within walking distance of local amenities, Gallagher Retail Park, and schools. With convenient transport links, including a short drive to the national motorway network and Scunthorpe town centre, the property also offers nearby attractions like Skippingdale Retail Park and Kingsway Nature Reserve. The home has been beautifully renovated, featuring spacious living areas, an open-plan kitchen, and a well-maintained rear garden, offering both privacy and easy access to everything a family could need.



## **Three-Bedroom Semi-Detached Family Home – Scooter Road, Scunthorpe**

### **Location & Amenities:**

Situated in a highly sought-after residential area, this beautifully presented three-bedroom semi-detached home is within walking distance of a wide range of local amenities. Gallagher Retail Park, offering retailers, restaurants, and supermarkets, is conveniently nearby, along with several primary and secondary schools within the catchment area. Local convenience stores are just steps away, and the national motorway network is a short five-minute drive, providing excellent transport links. Additional nearby attractions include Skippingdale Retail Park, Kingsway Gardens, and Kingsway Nature Reserve, with accessible footpaths directly opposite the property. A public bus route is available, and Scunthorpe town centre is just a short five-minute drive away.

This stylish and spacious family home has been thoughtfully renovated and modernised throughout, offering a perfect blend of comfort and practicality for growing families. The combination of generous living space, a stunning open-plan kitchen, and a beautifully maintained rear garden makes this property a must-see. Offering privacy while maintaining excellent access to local amenities, transport links, and nature reserves, this home truly provides the best of both worlds.

### **Exterior:**

The property boasts a block-paved, gated driveway to the front aspect, offering ample off-road parking for multiple vehicles. A garage is situated in the rear garden, with gated access for convenience. The south-westerly facing rear garden is beautifully landscaped, providing privacy with no direct overlooking. Featuring a manicured lawn, a sun terrace, and a designated space for outdoor seating or a bar area, this space is perfect for relaxation and entertaining.

## **Ground Floor:**

### **Spacious Family Lounge**

A welcoming and cosy lounge featuring a traditional bay-fronted leaded uPVC double-glazed window, carpet flooring, radiators, and a charming gas fire with a tiled and marble hearth and wooden mantle. The space is further enhanced with ceiling lighting and wall-mounted uplights.

### **Modern Open-Plan Kitchen & Family Dining Area**

This beautifully extended kitchen and dining space is the heart of the home. Featuring built-in appliances, including an oven and grill, a four-ring hob, a dishwasher, and designated space for a microwave oven and upright fridge freezer. The kitchen boasts a range of stylish white-fronted wall and base storage units, oak-effect worktops, and a one-and-a-half white ceramic sink with a stainless steel mixer tap. A spacious breakfast bar provides additional seating.

The room benefits from wood laminate flooring, dual-aspect leaded uPVC double-glazed windows, and twin rear-aspect double doors opening to the garden. Radiators, ceiling lighting, and a gas central heating combi boiler complete this space.

### **Cosy Snug**

Open-plan to the kitchen and dining areas, this additional living space offers wood laminate flooring, a radiator, and ceiling lighting, creating the perfect spot for relaxation.

## **First Floor:**

### **Double Bedroom 1**

A bright and spacious bedroom featuring a bay-fronted leaded uPVC double-glazed window, wood laminate flooring, radiator, ceiling light, and a range of built-in storage, including wardrobes and a dresser.

### **Double Bedroom 2**

This well-proportioned bedroom offers wood laminate flooring, a rear-aspect uPVC double-glazed window, a radiator, ceiling lighting, and built-in sliding door storage wardrobes.

### **Spacious Single Bedroom**

Featuring wood flooring, a front-aspect uPVC double-glazed window, a radiator, ceiling light, and convenient loft access.

### **Modern Family Bathroom**

A stylish three-piece bathroom suite comprising a P-shaped panel bath with a glazed shower screen door and mains-fed shower unit, a close-coupled toilet, and a hidden-waste two-door vanity hand basin. The room is completed with tiled walls and flooring, a radiator, a rear-aspect obscure-glazed uPVC double-glazed window, and ceiling lighting.

For further details or to arrange a viewing, please contact us today!

**Lounge** 4.98m x 3.79m

Spacious family lounge featuring a bay-fronted leaded uPVC double-glazed window, carpet flooring, radiators, a traditional gas fire with a tiled and marble hearth and wooden mantle, ceiling lighting, and wall-mounted uplights.

**Kitchen / Dining Room** 5.37m x 5.06m

Modern open-plan kitchen and family dining area featuring built-in appliances, including an oven and grill, four-ring hob, extractor over, dishwasher, and designated space for a microwave oven and upright fridge freezer. The kitchen boasts a range of white-fronted wall and base storage units, oak-effect worktops, and a one-and-a-half white ceramic sink with a stainless steel mixer tap. A spacious breakfast bar provides additional seating. The room is complete with wood laminate flooring, dual-aspect leaded uPVC double-glazed windows, and twin rear-aspect double doors opening to the garden. Radiators, ceiling lighting, and a gas central heating combi boiler are also included.

**Snug** 3.79m x 2.33m

Cosy snug, seamlessly open-plan to the kitchen and dining areas, featuring wood laminate flooring, a radiator, and ceiling lighting.

**Bedroom One** 3.67m x 3.47m

Double bedroom featuring a bay-fronted uPVC leaded double-glazed window, wood laminate flooring, radiator, ceiling light, and a range of built-in storage, including wardrobes and a dresser.

**Bedroom Two** 3.74m x 3.64m

Double bedroom featuring wood laminate flooring, a rear-aspect uPVC double-glazed window, radiator, ceiling light, and built-in sliding door storage wardrobes.

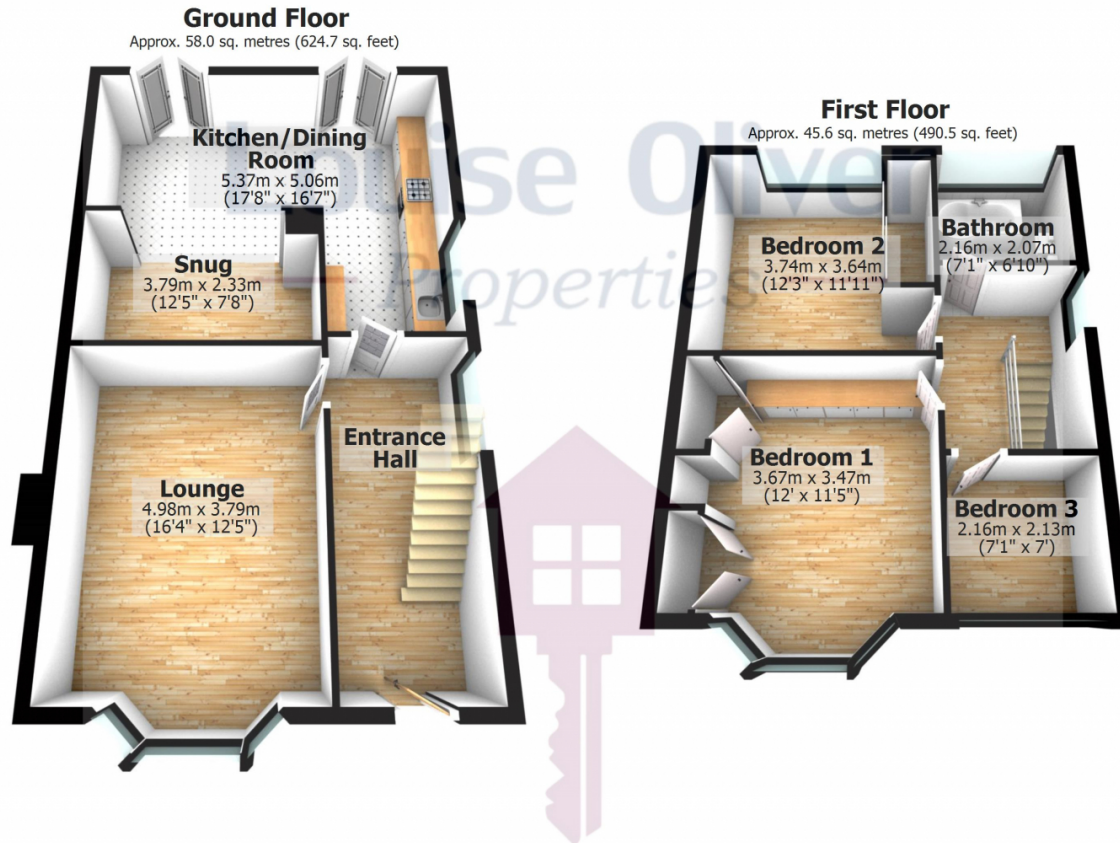
**Bedroom Three** 2.16m x 2.13m


Spacious single bedroom featuring wood flooring, a front-aspect uPVC double-glazed window, radiator, ceiling light, and convenient loft access hatch.

**Bathroom** 2.16m x 2.07m

Three-piece bathroom suite featuring a P-shaped panel bath with a glazed shower screen door and mains-fed shower unit, close-coupled toilet, hidden-waste two-door vanity hand basin, tiled walls and flooring, radiator, rear-aspect obscure-glazed uPVC double-glazed window, and ceiling light.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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 

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