



Louise Oliver
Properties

Asking Price £199,950

Ashby Road, DN16 1NR



4

Bedrooms



3

Bathrooms

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***** NO FORWARD PURCHASE CHAIN *****

Nestled in Scunthorpe's sought-after Ashby Road area, this generously proportioned semi-detached home offers a perfect balance of comfort and convenience. Featuring a bay-fronted lounge with traditional fireplace, extended dining/family room, and four well-sized bedrooms including a master with En-suite, the property is well-suited to growing families. With scope for further extension (subject to planning), it's a home that can grow with you. Additional benefits include off-road parking, a detached double garage, and close proximity to local schools, shops, leisure facilities, and transport links. Sold with no forward purchase chain – a fantastic opportunity not to be missed.

Nestled in the heart of the sought-after central Ashby Road area of Scunthorpe, this spacious and versatile family home is ideally positioned for modern living. Offering easy access to the town centre, excellent public transport links including both bus and train services, and just a short walk from Central Park and The Pods leisure centre, the location delivers a perfect balance of urban convenience and suburban charm.

Sold with no forward purchase chain, the property is ready for its next chapter and presents a fantastic opportunity for families looking to settle in a well-connected and desirable area.

On entry, you're welcomed by a spacious hallway with a convenient ground floor WC. The bay-fronted lounge exudes traditional character with its feature fireplace, and glazed internal doors open into the adjoining dining room – a versatile space perfect for entertaining or relaxing, with room for a large dining table or to be used as a second reception area.

The kitchen, positioned to the rear, enjoys views of the garden and features wood-fronted worktops, ample wall and base storage, and space for freestanding white goods.

Upstairs, the first floor comprises two spacious double bedrooms and a third single bedroom with built-in storage. The family bathroom, offering potential for modernisation, includes a panel bath, separate walk-in shower, low flush WC, hand basin, and built-in cupboard.

The second floor houses the master bedroom – a peaceful top-floor retreat complete with an en-suite shower room and walk-in access to useful eaves storage.

Externally, the property benefits from generous off-road parking to the front and gated side access to the private rear garden. A detached double garage and extended garden room to the rear provide further living or hobby space, offering potential for a home office, studio, or leisure area.

With full double glazing, gas central heating, and excellent potential for further renovation or extension (subject to planning), this is a rare opportunity to create a truly exceptional family home.

Situated within walking distance of popular schools, Scunthorpe General Hospital, major retail outlets, and a variety of restaurants, this home ticks every box for convenient family living.

Lounge 4.40M X 3.62M

Step into the inviting bay-fronted lounge, adorned with internal doors providing privacy and elegant obscure glazed feature panels. A stone fireplace adds charm to the space, complemented by plush carpet flooring that exudes warmth and comfort. Radiator heating ensures cosiness, while ample ceiling lighting brightens the room, creating a welcoming ambiance for relaxation and family gatherings.

Sitting Room 4.08m x 3.62m

Enjoy the generous sitting room, offering open access to the dining area. Carpet flooring adds comfort underfoot, while well-placed wall and ceiling lights illuminate the space, creating a warm and inviting atmosphere perfect for relaxing or entertaining with family and friends.

Dining Room 3.00M X 2.96M

The dining room, with its tranquil garden vistas, invites you to enjoy meals in a serene setting. Soft carpet flooring adds comfort, while a radiator ensures warmth during gatherings. Ceiling lighting illuminates the space, creating an inviting ambiance. Additionally, a glazed internal window overlooks the kitchen, fostering a sense of connectivity and openness throughout the home.

Ground Floor WC *1.84m x 0.82m*

Discover convenience with the under-stairs cloakroom, providing essential amenities in a compact space. Equipped with a ceramic low-level flush toilet and a space-saving wall-hung hand basin, this area maximizes functionality without compromising style. A ceiling light ensures visibility, while a double-glazed window brings in natural light, creating a bright and comfortable environment.

Kitchen *5.70m x 2.52m*

Indulge in the generous proportions of the family-sized kitchen, designed for both functionality and comfort. Abundant worktop space provides ample room for meal preparation, complemented by wood-fronted wall and base storage for efficient organization. With dedicated space for freestanding white goods, your kitchen essentials are neatly accommodated. Tiled walls and vinyl flooring offer durability and easy maintenance, while the built-in gas hob, oven, and extractor fan ensure effortless cooking experiences. Dual aspect uPVC windows flood the space with natural light, enhancing the ambiance. Step outside through the single uPVC door to the gardens, seamlessly connecting indoor and outdoor living. A stainless steel sink and drainer add a touch of elegance, while ceiling lighting illuminates the heart of your home, making every culinary endeavour a joy.

Bedroom Two *4.37m x 3.62m*

Located on the first floor, the second double bedroom provides a serene retreat with its comfortable features. Soft carpeted flooring adds warmth and comfort underfoot, while a traditional bay window invites in natural light, creating a bright and airy ambiance. Equipped with a radiator, this space ensures coziness during colder months. Ceiling lighting completes the room, offering ample illumination for relaxation or bedtime reading. Whether it's a peaceful night's sleep or a quiet moment of reflection, this bedroom provides the perfect sanctuary within the home.

Bedroom Three *4.11m x 3.62m*

This inviting third double bedroom offers a cosy haven within the home. Enhanced by soft carpet flooring, it exudes warmth and comfort, inviting relaxation and restful sleep. A rear aspect window allows natural light to fill the space, creating a bright and airy atmosphere. Equipped with a radiator, this room ensures comfort throughout the year. Ceiling lighting provides ample illumination, making it ideal for various activities, from unwinding after a long day to catching up on reading. Whether used as a bedroom or a versatile space for work or hobbies, this room offers flexibility and comfort for the whole family.

Bedroom Four *2.68m x 2.52m*

Bedroom four offers a cosy retreat, perfect for a single occupant or as a versatile space for various needs. Adorned with soft carpeted flooring, it provides comfort underfoot and creates a welcoming atmosphere. A front aspect window fills the room with natural light, brightening the space and offering views of the surrounding neighbourhood. Convenient built-in storage space maximizes organization, ensuring a clutter-free environment. Ceiling lighting completes the room, providing adequate illumination for tasks or relaxation. Whether utilized as a bedroom, home office, or hobby room, this versatile space offers comfort and functionality for all occupants.

Bathroom *3.01m x 2.52m*

The shared family bathroom, situated on the first floor, epitomizes comfort and functionality. Boasting a spacious layout, it features a panel bath with mixer taps and a convenient hand-held shower hose, providing versatility for bathing preferences. A ceramic hand basin offers practicality, while a walk-in glazed shower cubicle, complete with an electric shower unit, ensures a refreshing showering experience. Tiled walls and flooring add a touch of elegance and facilitate easy maintenance. An obscure glazed window allows natural light to filter in while maintaining privacy. Equipped with a radiator, this space ensures comfort even on chilly days. Built-in storage provides ample room for towels and toiletries, enhancing organization and convenience. Ceiling lighting illuminates the entire space, creating a bright and inviting ambiance. Whether unwinding after a long day or starting the morning refreshed, this family bathroom offers a luxurious retreat within the home.

Master Bedroom *4.00m x 3.65m*

Ascending to the second floor, discover the Master bedroom, a luxurious retreat within the home. Soft carpet flooring creates a cosy ambiance underfoot, while a built-in dresser adds convenience and elegance to the space. Velux dual aspect windows flood the room with natural light, offering serene views of the surroundings. Ceiling lighting provides ample illumination, enhancing the room's welcoming atmosphere. Equipped with a radiator, this space ensures comfort year-round. Unique to this

bedroom is the walk-in eaves storage, accessible from multiple points, providing abundant space for belongings while optimizing functionality. Whether it's a tranquil night's sleep or a peaceful morning routine, the Master bedroom offers a serene sanctuary for relaxation and rejuvenation.

En-Suite Shower Room *3.65m x 1.18m*

The modern En-Suite shower room offers a luxurious retreat within the Master bedroom. Featuring a sleek vanity hand basin with a stylish ceramic bowl and double door storage, this space combines functionality with contemporary design. A walk-in shower enclosure, complete with an electric shower unit, ensures a refreshing showering experience. Convenience is paramount with a low-level flush toilet and ample storage options, including shelving for towels and toiletries. Natural light streams in through the Velux window, illuminating the space and creating a bright and airy atmosphere. A chrome ladder-style towel radiator adds a touch of elegance while keeping towels warm and within reach. Tiled walls and flooring not only add a modern aesthetic but also facilitate easy maintenance. Ceiling lighting completes the room, providing adequate illumination for grooming and relaxation. Whether starting the day refreshed or unwinding in the evening, this En-Suite shower room offers a luxurious and functional oasis within the home.

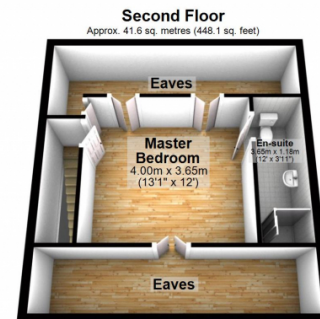
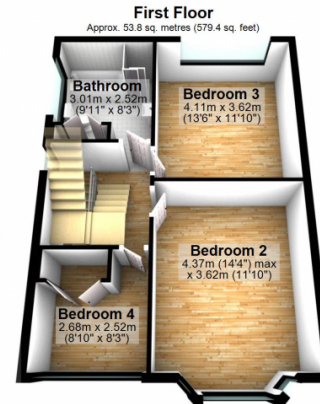
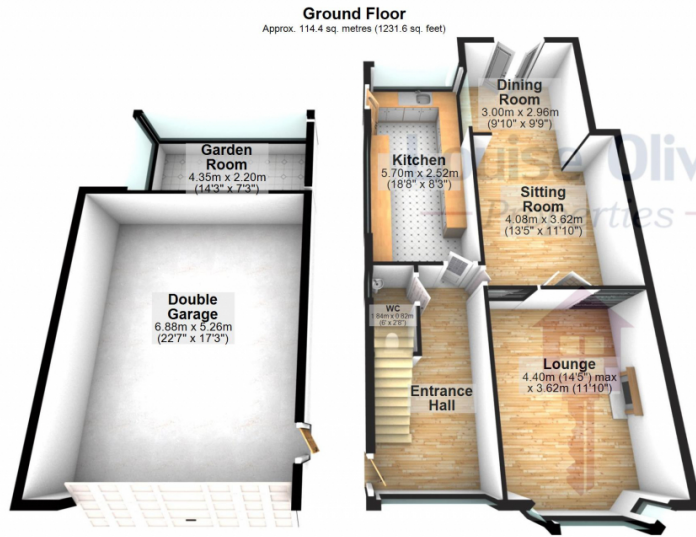
Double Garage *6.88m x 5.26m*

This detached double brick built garage offers secure and spacious storage for vehicles, equipment, or additional belongings. Featuring an up-and-over door to the front aspect, accessing the garage is convenient and hassle-free. Additionally, a single entry point to the side aspect provides easy pedestrian access. Inside, overhead lighting ensures visibility for any tasks or storage needs, even during darker hours. With ample space and sturdy construction, this garage provides peace of mind for protecting your vehicles and belongings from the elements.

Garden Room *4.35m x 2.20m*


Nestled to the rear of the garage, this garden room serves as an extension of the garage itself, offering versatile space for various purposes. Accessed through sliding doors, this room features a full glazed surround, allowing natural light to flood the space and providing a seamless connection with the outdoors. With partial brick walls to the lower portion, the garden room offers both privacy and aesthetics. Ample room is provided, making it ideal for use as a greenhouse space, allowing you to nurture and grow your favourite plants and flowers year-round. Whether used for gardening enthusiasts or as a tranquil retreat to enjoy the beauty of the garden, this garden room offers endless possibilities for enjoyment and relaxation.

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Total area: approx. 209.9 sq. metres (2259.1 sq. feet)
Ashby Road

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(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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