



*Louise Oliver*  
Properties

£165,000

Angerstein Road, DN17 2LZ



3

Bedrooms



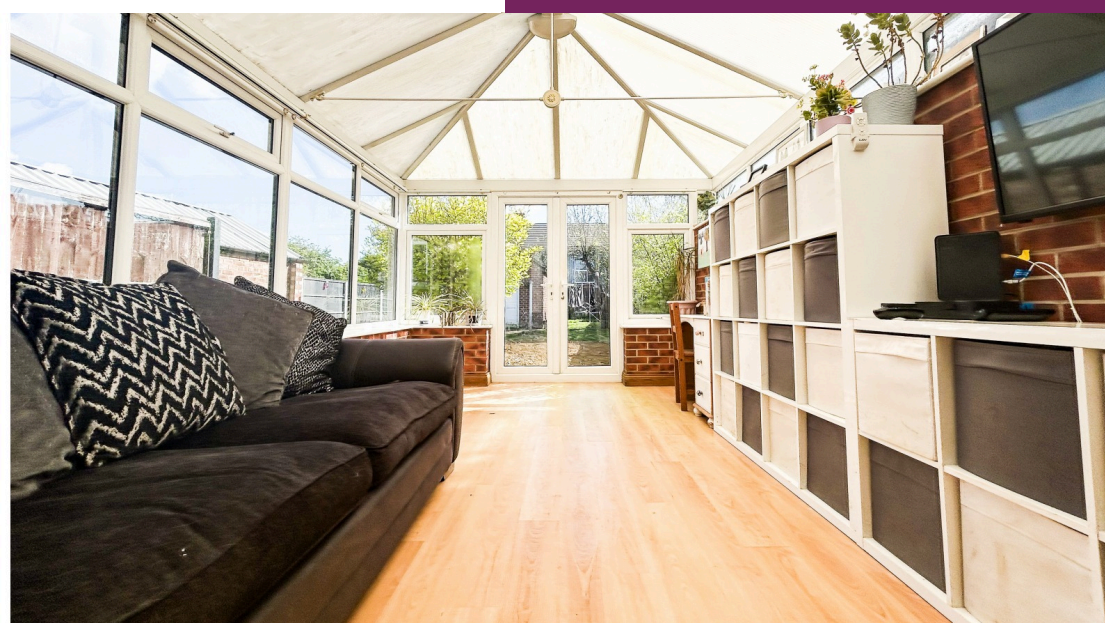
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Bathroom

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### SPACIOUS SEMI-DETACHED FAMILY HOME

**Attractive and modernised three-bedroom semi-detached home in a popular residential area of Scunthorpe. Featuring bay-fronted windows, spacious open-plan kitchen/diner, large conservatory, modern bathroom, and generous bedrooms. Benefits include off-road parking, an extended driveway, detached garage, and a south-facing garden with a brick-built garden room. Ideal for families, with great school catchment and local amenities nearby.**

**For Sale – Angerstein Road, Scunthorpe**

**Attractive Three-Bedroom Semi-Detached Family Home with Extended Living Space, Garage, and South-Facing Garden**

This beautifully presented traditional three-bedroom semi-detached home on Angerstein Road offers spacious, modernised living in a sought-after residential area—ideal for growing families. Boasting bay-fronted windows to both floors, the property enjoys excellent kerb appeal and sits within walking distance of local amenities, bus routes, and popular schools including Frederick Gough Secondary and nearby primary schools.

Set behind a gated entrance, the property benefits from ample off-road parking via an extended driveway leading to a large, detached brick-built garage with twin up-and-over doors and side window, providing excellent storage or workshop potential. A secure, fully fenced south-facing rear garden features a brick-built garden room and a raised sun terrace—ideal for outdoor entertaining.

Inside, the home has been thoughtfully modernised while retaining its traditional charm. The bay-fronted lounge features wood laminate flooring, a radiator, and ceiling lighting, offering a cosy retreat at the front of the house.

The heart of the home is the impressive open-plan kitchen and dining room, fitted with stylish wood-fronted wall and base units and a range of integrated appliances including a fridge, freezer, and dishwasher. A freestanding oven with glass splashback and extractor hood, black composite sink with mixer tap, dual aspect windows, twin radiators, and under-stairs storage complete this functional yet welcoming space. Double doors lead into a large, fully double-glazed conservatory with wood laminate flooring, a ceiling fan light, and double doors opening onto the south-facing garden.

Upstairs, the property offers two generous double bedrooms—one with a bay-fronted uPVC window—and a well-proportioned third bedroom ideal as a single room or home office.

The modern white gloss family bathroom comprises a panel bath with mains-fed shower and single glazed screen door, square hand basin with vanity unit, close-coupled toilet, chrome ladder radiator, wet wall panelling, tiled flooring, and a front aspect obscure glazed window.

This property is ideally located just a short distance from Ashby, which offers a wider range of shops, services, and amenities, easily accessible on foot or by car. The home offers the perfect balance of space, convenience, and comfort, making it a fantastic opportunity for first-time buyers or families seeking a well-connected and move-in-ready home.



**Lounge** 3.62m x 3.39m

The bay-fronted lounge features wood laminate flooring, a radiator, and ceiling lighting.

**Kitchen - Dining Room** 5.38m x 3.63m

The open-plan kitchen and dining room has been modernised to offer both style and practicality, featuring wood-fronted wall and base units throughout. Integrated appliances include a fridge, freezer, and dishwasher, complemented by a freestanding oven and grill with a glass splashback and extractor hood above. A sleek black composite one and a half sink with drainer and mixer tap adds a contemporary touch. The space benefits from twin radiators, dual aspect uPVC windows, and wood laminate flooring. Double doors open into a spacious conservatory, while an open fireplace adds character. Additional features include under-stairs storage and dual ceiling light points, making this a bright and functional hub of the home.

**Conservatory** 4.85m x 3.21m

The large conservatory is fully double glazed and features a solid brick wall to the neighbouring west aspect with top-opening windows for ventilation. Double doors open out to the south-facing garden, creating a bright and sunny space ideal for relaxing or entertaining. Additional features include a ceiling fan light and wood laminate flooring.

**Bedroom One** 3.61m x 3.43m

A double bedroom featuring a bay-fronted uPVC window, wood laminate flooring, a radiator, and ceiling lighting.

**Bedroom Two** 3.63m x 3.43m

A double bedroom featuring a uPVC window, carpeted flooring, a radiator, and ceiling lighting.

**Bedroom Three** 2.72m x 1.88m

A single bedroom featuring uPVC window, wood laminate flooring, a radiator, and ceiling lighting.

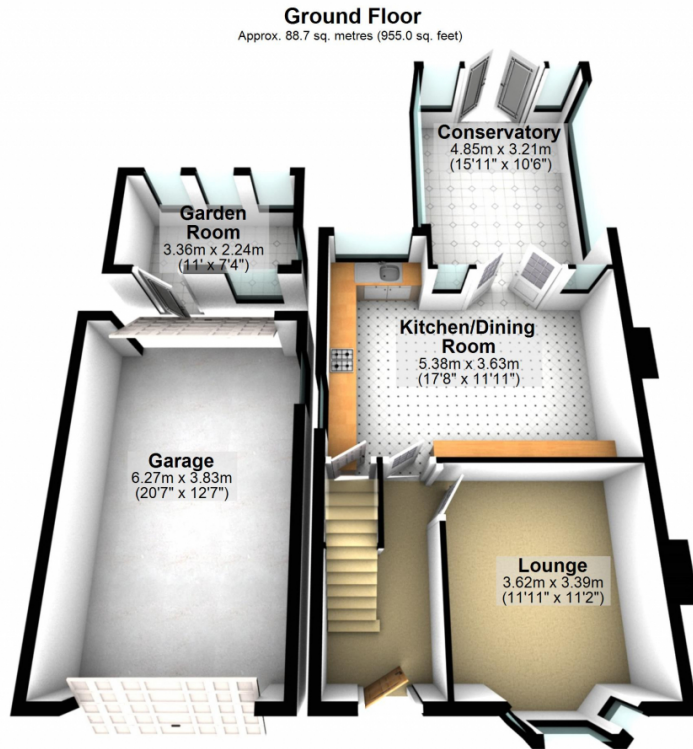
**Bathroom** 1.90m x 1.88m

The modern white gloss bathroom suite includes a panel bath with a mains-fed shower over and a single glazed shower screen, a square wash hand basin with a double-door vanity unit beneath, and a close-coupled toilet. Additional features include a chrome ladder radiator, wet wall panelling, tiled flooring, a front aspect raised obscure glazed window, and ceiling lighting.


**Garage** 6.27m x 3.83m

A large detached brick-built garage featuring twin up-and-over doors to both front and rear aspects, along with a side aspect window for natural light. The garage is fully accessible via an extended driveway, providing excellent storage or workshop potential.

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Total area: approx. 128.8 sq. metres (1385.9 sq. feet)  
**5 Angerstein Road**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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: Angerstein Road, DN17 2LZ

