



Louise Oliver
Properties

£189,950

Woodcross Avenue, DN16 3FG



4

Bedrooms



2

Bathrooms

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A well-presented four-bedroom townhouse in the popular Lakeside area of Scunthorpe, offering spacious accommodation over three floors. Features include a large kitchen/diner with integrated appliances, south-facing garden, master with En-suite, ground floor WC, family bathroom, integral garage, and excellent storage throughout. Located near Bottesford Beck Nature Reserve, local schools, and Lakeside Retail Park. Turn-key ready—ideal for families.

Property for Sale – Woodcross Avenue, Lakeside, Scunthorpe, North Lincolnshire

This well-presented four-bedroom townhouse, located in the sought-after Lakeside area of Scunthorpe, offers spacious and versatile living accommodation across three floors—ideal for modern family life. The property is truly turn-key ready, benefiting from full double glazing, gas central heating, and excellent storage solutions, including a large internal storage cupboard in the entrance hall and an external storage area adjacent to the main entrance.

On the ground floor, a welcoming entrance hall leads to a convenient WC with extractor unit, and a large kitchen/dining room positioned at the rear of the home. This bright and airy space features uPVC double doors opening out to the south-facing rear garden, with additional windows allowing plenty of natural light to flood in. The kitchen is thoughtfully laid out with generous worktop space, wood-fronted wall and base units, a built-in four-ring gas hob and oven, integral fridge freezer, plumbing for both a dishwasher and washing machine, and space for freestanding white goods. The layout comfortably accommodates a large family dining table, making it an ideal hub for daily living and entertaining.

To the first floor, you'll find a spacious lounge with front-aspect views via double uPVC doors with a Juliet balcony and an additional window, creating a bright and inviting atmosphere. This level also hosts the master bedroom, which boasts generous proportions, twin rear-aspect uPVC windows enjoying a south-facing outlook, carpeted flooring, and an adjacent modern En-suite shower room, featuring a mains-fed electric shower within a single enclosure, pedestal hand basin, low-level flush toilet, radiator, non-slip flooring, partial tiling, and an extractor unit.

The second floor features three further bedrooms. The second bedroom is another generously sized double room with twin south-facing windows offering excellent natural light. Bedrooms three and four are well-sized and could serve as small double rooms or comfortable large singles, ideal for growing families or home office use. A family bathroom serves this floor and includes a paneled bath with over-bath mains-fed shower and handheld hose, pedestal basin, toilet, extractor fan, and tile-effect flooring.

Externally, the property offers off-road parking and a spacious integral garage with an up-and-over door, internal access from the hallway, and mains-powered overhead lighting. The rear garden is south-facing and low maintenance—perfect for relaxing and enjoying the sun.

Set in a desirable residential area backing onto the Bottesford Beck Nature Reserve, this home sits within catchment for popular local primary and secondary schools. It's also within walking distance to Lakeside Retail Park and offers convenient access to the national motorway network, just a 10-minute drive away.

This superb family home combines space, practicality, and a fantastic location—early viewing is highly recommended.

Lounge 4.39m x 3.89m

A spacious lounge is located on the first floor, enjoying front-aspect views through inward-opening double uPVC doors with a Juliet balcony, along with an additional front-facing uPVC window that provides plenty of natural light. The room is finished with carpeted flooring, an electric fire, three radiators for warmth, and a central ceiling light.

Kitchen / Dining Room 4.41m x 3.58m

The kitchen/dining room is situated at the rear of the ground floor and features double uPVC doors that open out to the south-facing rear garden, complemented by additional side windows that allow for an abundance of natural light. The space comfortably accommodates a family dining table with ample room to move around. The kitchen is fitted with worktops running along the full perimeter, offering generous workspace. It includes wood-fronted wall and base units, space for freestanding white goods, and plumbing for both a washing machine and dishwasher. Integrated appliances include a four-ring gas hob, oven/grill, fridge - freezer, extraction unit, and there is both a radiator and a kick board panel heater for added comfort. The room is finished with tiled flooring, partially tiled walls, and ceiling spotlights.

Ground Floor WC

The ground floor WC comprises a pedestal hand basin, low-level flush toilet, radiator, wood-effect laminate flooring, extractor unit, and a ceiling light.

Master Bedroom *4.40m x 3.67m*

The master bedroom, located on the first floor, offers generous proportions and benefits from an adjacent En-suite shower room. Features include carpeted flooring, twin rear-aspect uPVC windows with a desirable south-facing outlook, a radiator, and a ceiling light.

En-Suite Shower Room *2.43m x 1.39m*

The modern En-suite shower room features a single shower enclosure with a raised shower tray, sliding doors, and an electric shower unit. Additional fittings include a pedestal hand basin, low-level flush toilet, extractor fan, partially tiled walls, radiator, non-slip vinyl flooring, and a ceiling light.

Bedroom Two *4.40m x 3.97m*

The second bedroom is located on the second floor and is a generously sized double room with a desirable south-facing aspect. It features twin uPVC windows that allow for plenty of natural light, carpeted flooring, a radiator, and ceiling lighting.

Bedroom Three *3.89m x 1.93m*

Bedroom three features carpeted flooring, a front-aspect uPVC window, radiator, and ceiling light.

Bedroom Four *3.17m x 2.27m*

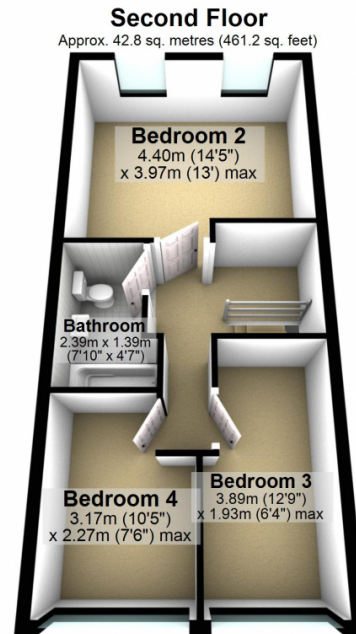
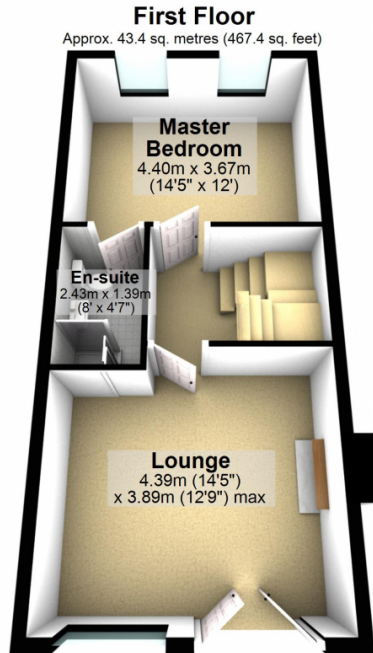
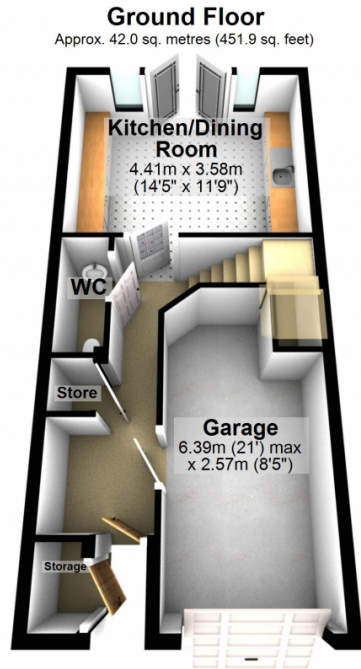
Bedroom four features carpeted flooring, a front-aspect uPVC window, radiator, and ceiling light.

Bathroom *2.39m x 1.39m*


The family bathroom, located on the second floor, features a paneled bath with an over-bath mains-fed shower unit and handheld shower hose. Additional fittings include a pedestal hand basin, low-level flush toilet, extractor fan, radiator, tile-effect flooring, and ceiling light.

Garage *6.39m x 2.57m*

The spacious integral garage features a front-aspect up-and-over door for vehicle access, an internal door connecting to the main entrance hall, and mains-powered overhead lighting.



Total area: approx. 128.3 sq. metres (1380.5 sq. feet)
45 Woodcross Avenue

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(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: 45 Woodcross Avenue, DN16

