



Louise Oliver
Properties

£225,000

Agard Avenue, DN15 7DY



3

Bedrooms



1

Bathroom

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EXTENDED FAMILY HOME

Beautifully Renovated 3-Bed Semi with Large Extension & South-Facing Garden

Immaculate throughout, this extended three-bedroom semi-detached home is tucked away on a quiet cul-de-sac close to Scunthorpe town centre, hospital, schools, and amenities. Featuring a stunning open-plan kitchen/family room with skylights, underfloor heating, modern bathroom, detached garage, and a private south-facing garden. Fully renovated over 6 years to a high standard – ready to move into!

Beautifully Renovated Three Bedroom Semi-Detached Home

Agard Avenue, Scunthorpe | Quiet Cul-de-Sac Location | Extended & Immaculately Presented

Situated on the sought-after cul-de-sac of Agard Avenue in Scunthorpe, this three-bedroom semi-detached family home has been extensively renovated over the past six years and is presented to a superb standard throughout. Blending traditional charm with modern enhancements, the property offers spacious and stylish accommodation ideal for contemporary family living.

The property benefits from gas central heating via a combi boiler, uPVC double glazing with fitted electric blinds, and underfloor heating to the ground floor. Additional high-spec features include USB sockets throughout, a fully boarded loft, and a detached garage. To the rear is a private, south-facing garden with secure gated access and the potential to include the summer house by separate negotiation.

Ground Floor

Entrance Hall

Welcoming entrance with access to the ground floor accommodation and stairs to the first floor.

Lounge

Front-facing and filled with natural light from a rounded bay uPVC window, this elegant reception room features carpeted flooring, underfloor heating, and ceiling lighting, offering a cosy yet stylish space for relaxing.

Extended Open-Plan Kitchen / Family Room

A standout feature of the home, this stunning extended space is perfect for modern family life and entertaining. The kitchen is fitted with a range of grey gloss wall and base units, including a concealed utility area housing the, washing machine, dryer, and underfloor heating manifold. An enlarged central island offers seating, storage, and a five-ring gas hob with extractor hood above.

Further features include quartz counter tops, a recessed stainless steel sink with quartz drainer, integrated twin oven and grill, built-in dishwasher, space for an American-style fridge freezer, and concealed housing for a microwave. There is also an electric point in place for a wine cooler (not included). The room is finished with wood-effect tiled flooring, underfloor heating, ambient kick board lighting, and skylights to the ceiling.

A set of double uPVC doors open directly onto the rear south-facing patio, and there's ample space for a family dining table as well as a comfortable seating/lounge area. Ceiling spotlights and a TV point complete this impressive room.

Ground Floor Cloakroom located under the stairs, the cloakroom includes a low-level flush WC, wall-mounted hand basin, obscure glazed side window, ceiling lighting, and loft storage access.

First Floor

Bedroom One

A generous double bedroom with a front-aspect rounded bay uPVC window, carpet flooring, radiator, and built-in wardrobes with additional storage. Finished with ceiling lighting.

Bedroom Two

A rear-aspect double bedroom featuring a uPVC window, carpeted flooring, radiator, built-in gloss-fronted wardrobes, and ceiling lighting.

Bedroom Three / Home Office

A single bedroom currently used as a home office, with a front-aspect uPVC window, carpet flooring, radiator, and ceiling lighting, ideal for flexible use.

Family Bathroom

Beautifully finished with a gloss-fronted combination vanity unit incorporating a hand basin and concealed cistern WC. The paneled bath is fitted with a folding shower screen and a mains-fed dual shower system, including both an overhead waterfall shower and handheld attachment. Additional features include wall-mounted storage, a white flat-panel ladder-style radiator, rear-aspect obscure glazed window, and ceiling spotlights.

Exterior

To the rear is a private, enclosed south-facing garden with secure gated access and a detached garage with wooden double doors to entry. There is potential to negotiate the inclusion of the summer house. The property also enjoys a low-maintenance front garden and off-street parking.

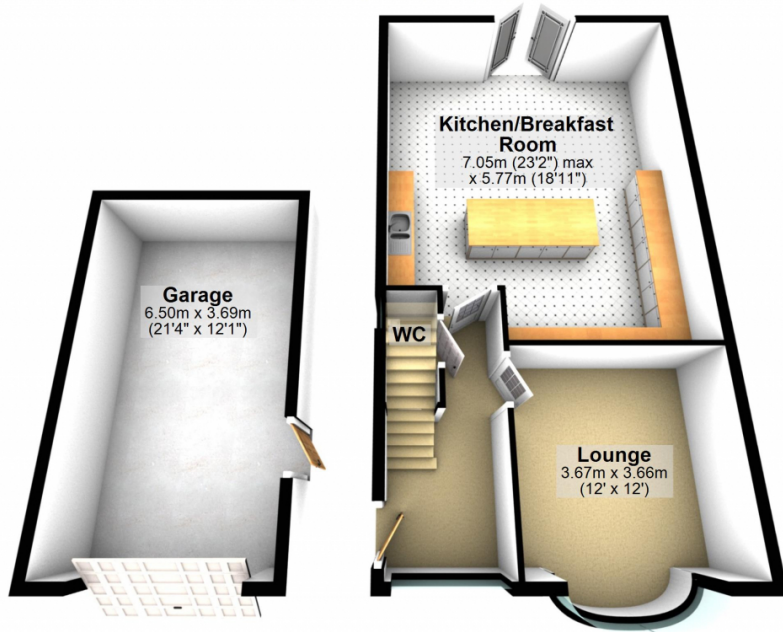
Location

Perfectly located within walking distance of Scunthorpe town centre, Scunthorpe General Hospital, well-regarded primary and secondary schools, local amenities, and excellent public transport links, this home offers convenience and comfort in equal measure.

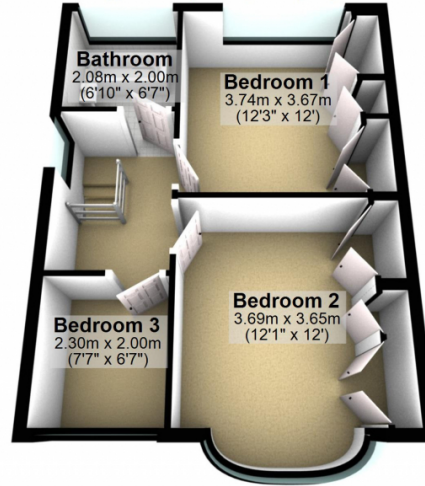
A turn-key family home finished to an exceptional standard—early viewing is highly recommended.

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Ground Floor
Approx. 86.0 sq. metres (926.2 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.1 sq. feet)



Total area: approx. 129.7 sq. metres (1396.2 sq. feet)
9 Agard Avenue

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(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 

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