



Louise Oliver
Properties

£149,995

Bottesford Avenue, Ashby, Scunthorpe, DN16



2

Bedrooms



2

Bathrooms

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FIRST TIME BUYERS OPPORTUNITY

This two-bedroom semi-detached home is ideally located on a quiet cul-de-sac in Ashby, Scunthorpe, and offers extended ground floor living space, making it perfect for first-time buyers. The property features a welcoming lounge open to a dining area, a rear kitchen with space for appliances, a ground floor bathroom, and additional WC facilities. Upstairs, there are two double bedrooms with built-in storage and a three-piece family bathroom, with the potential to convert one bathroom into a third bedroom. Outside, the home boasts a large driveway providing ample off-road parking, an extended shared driveway to a detached garage, and beautifully maintained gardens to the front and rear. Gas central heating, uPVC windows, and proximity to local schools, shops, supermarkets, and public transport make this a great opportunity to create a home to suit your style.

Two-Bedroom Semi-Detached Home with Extended Living Space in a Quiet Ashby Cul-de-Sac

Situated on the sought-after Bottesford Avenue in Ashby, Scunthorpe, this two-bedroom semi-detached home enjoys a quiet cul-de-sac position and offers excellent potential for first-time buyers. Benefiting from an extended ground floor layout, the property combines generous living space with scope to modernise and create a home tailored to your own style.

Internally, the ground floor features a welcoming lounge with front-aspect uPVC window, gas fire, and open access to the dining area, which overlooks the kitchen via a large internal window. The extended kitchen is set to the rear and is fitted with gloss-fronted units, stainless steel sink and drainer, tiled flooring, and provides space for appliances, along with access to the garden. A ground floor bathroom with two-piece suite and an additional WC offer convenient facilities.

To the first floor, there are two well-proportioned double bedrooms, both with built-in storage, and a family bathroom fitted with a three-piece suite. With two bathrooms in total, there is scope to reconfigure and create a third bedroom if desired.

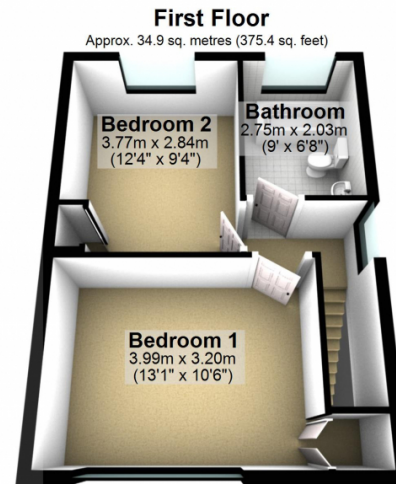
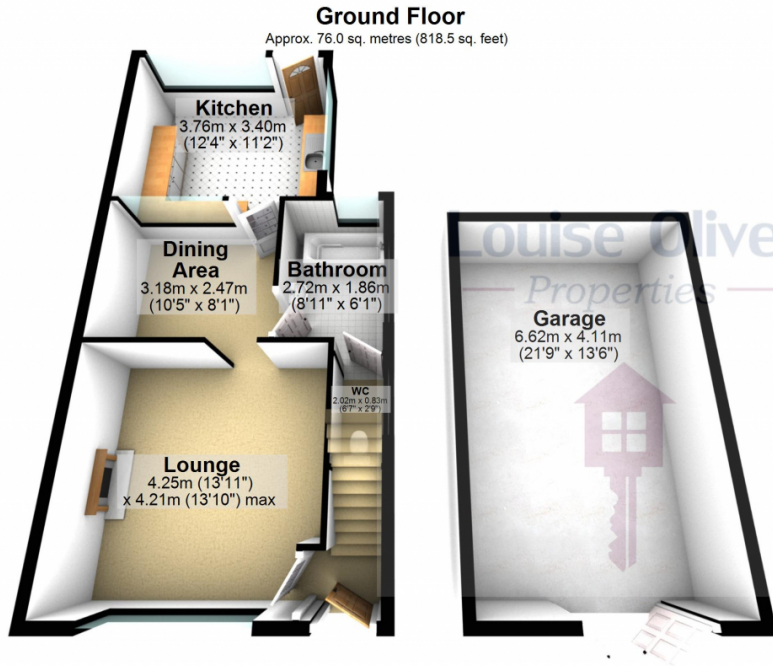
Externally, the property is approached via a large driveway providing ample off-road parking, with an extended shared rear access driveway leading to a detached garage. Manicured lawns are featured to both the front and rear aspects, offering pleasant outdoor space.

Further benefits include gas central heating via a combi boiler and uPVC double glazing throughout.

Ideally located, the home is within walking distance of Ashby's wide range of retail outlets, supermarkets, local public transport links, doctors' surgery, and highly regarded primary and secondary schools.

This is a fantastic opportunity to acquire a well-situated property with plenty of potential to modernise and make it your own.

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Total area: approx. 110.9 sq. metres (1193.9 sq. feet)
Bottesford Avenue

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Bottesford Avenue, DN16 3EW

