



**5 RUGBY ROAD**  
**SCUNTHORPE, DN16 2DD**

**£195,000**  
**FREEHOLD**

Welcome to this extended semi-detached property located in Old Brumby, nestled in a lovely and quiet cul-de-sac.



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01724 642002

## 5 RUGBY ROAD

### DESCRIPTION

Welcome to this extended semi-detached property located in Old Brumby, nestled in a lovely and quiet cul-de-sac. With a touch of modernization, this property has the potential to become a wonderful family home. Enjoying views over Heslam Park to the rear, it's a real treat on Bonfire Night to witness the magnificent display from your bedroom window.

Outside, you'll discover a driveway and garage, while the rear gardens boast mature landscaping. Step inside to a well-proportioned hallway leading to a spacious forward-facing living room that seamlessly flows into the open-plan family dining space. From there, you'll find yourself in the large extended kitchen, complete with a central island.

The first floor boasts three good-sized bedrooms and a family bathroom equipped with both a bath and shower. This presents a fantastic opportunity for you to add your personal touch to this already wonderful family home.

### ENTRANCE

Via a uPVC double glazed door into a porch with is perfect for storing shoes and coats, following that you are into the hallway with light to ceiling, stairs to the first floor and a radiator

### LIVING ROOM / DINING ROOM

Light and coving to ceiling, uPVC to front aspect, feature fireplace with timber surround and radiator. The living room leads into the open plan dining room with space for a 6 seater table, double doors into the kitchen and serving hatch

### KITCHEN BREAKFAST ROOM

This spacious area boasts ample storage options, featuring a central island that serves as a convenient breakfast bar. Equipped with plumbing for both a

washing machine and a dishwasher, it maximizes efficiency. Additional storage is cleverly tucked away under the stairs. Natural light floods in through rear windows, and a side door provides easy access.

### FIRST FLOOR LANDING

Light to ceiling, uPVC double glazed window to side aspect storage cupboard over the stairs

### BEDROOM ONE

A lovely large double bedroom with build in wardrobes and storage, light to ceiling, uPVC window and radiator

### BEDROOM TWO

Double bedroom with build in wardrobes and matching drawers, light to ceiling, uPVC double glazed window and radiator.

### BEDROOM THREE

Generous single or small double bedroom with the added bonus of build in storage, light to ceiling, uPVC double glazed window and radiator.

### FAMILY BATHROOM

The bathroom enjoys both an panelled bath and a separate shower cubical, light to ceiling, uPVC double glazed window, low flush WC and hand wash basin

### EXTERNAL

To the front of the property, you will find a driveway with garage, there is a gate which allow to access to the rear of the property. Mature and non over looed gardens await with a decked area for outdoor dining.



# 5 RUGBY ROAD





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### ADDITIONAL INFORMATION

Local Authority –

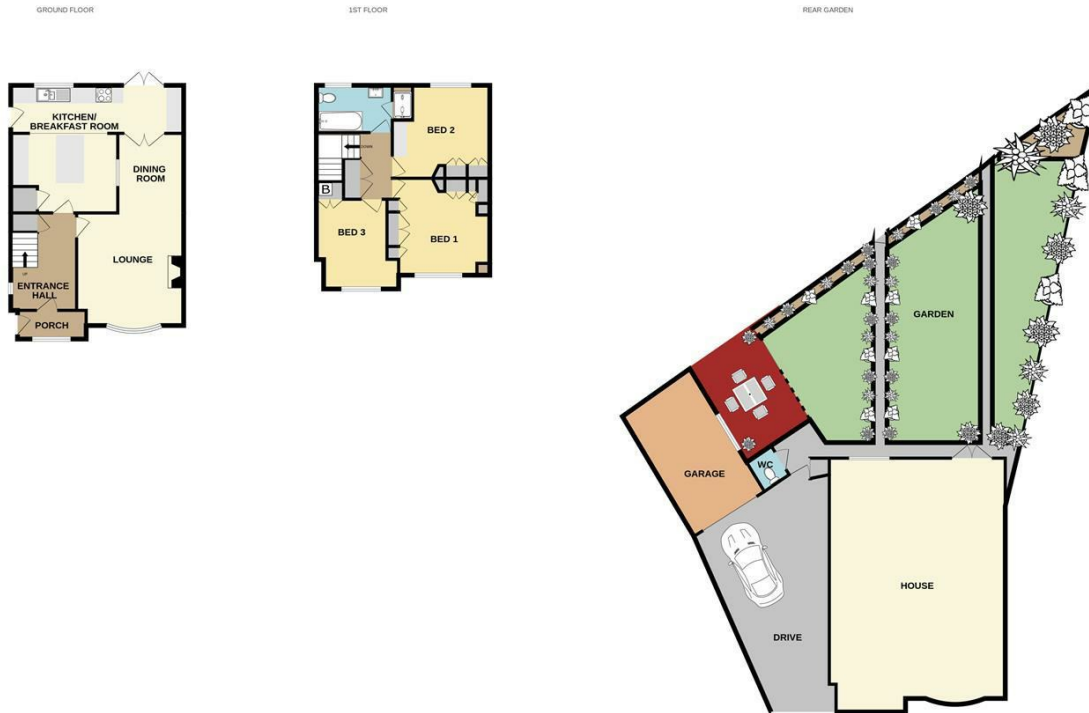
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





5 RUGBY ROAD, SCUNTHORPE DN16 2DD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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