



**28 DEVONSHIRE ROAD**  
**SCUNTHORPE, DN17 1ES**

**£265,000**  
**FREEHOLD**

Welcome to this charming detached three-bedroom family home, ideally situated on the popular Devonshire Road in Scunthorpe.



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01724 642002

## 28 DEVONSHIRE ROAD



### DESCRIPTION

Welcome to this charming detached three-bedroom family home, ideally situated on the popular Devonshire Road in Scunthorpe. As you enter the property, you are greeted by a spacious hallway that provides access to two well-proportioned reception rooms. The dual-aspect living room offers plenty of natural light and a comfortable space for relaxation. Adjacent to the living room is a formal dining room, perfect for family meals and entertaining guests.

The kitchen is well-equipped and includes a large utility area, providing ample storage and workspace. A convenient ground floor WC completes the downstairs layout.

Moving to the first floor, you will find two generously sized double bedrooms, with the master bedroom benefiting from an en-suite bathroom. The third bedroom is also a good-sized double, offering plenty of space for a growing family. A large family bathroom serves the other bedrooms, providing modern amenities and comfort.

The front of the property boasts ample parking space and a large attached garage, ideal for storage or additional vehicle space. The property is complemented by generously sized gardens, offering a great outdoor space for children to play or for hosting gatherings.

### ENTRANCE HALLWAY

Accessed through an opaque UPVC double glazed

door, with stairs to the first floor, under stairs storage leading into:-

### DOWNSTAIRS WC

With an opaque UPVC double glazed window to the front aspect, WC, hand wash basin with storage, extractor fan.

### LIVING ROOM

Rear facing with an opaque double glazed window to the side aspect, UPVC French doors to the rear aspect, UPVC double glazed window looking onto the patio area, alcove for fireplace, space for comfy sofas, TV cabinet etc.

### DINING ROOM

Forward facing with a UPVC double glazed window to the front aspect, space for a six seater table and office desk and chair.

### KITCHEN

With a UPVC double glazed window to the rear aspect, range of wall and base units with laminate worktops, stainless steel one and a half drainer sink with chrome mixer tap, eye level electric oven, electric hob with extractor fan, space for under counter fridge and freezer.

### UTILITY

With an opaque double glazed window to the rear aspect, space and plumbing for a washing machine and dryer, housing boiler, stainless steel sink, base units for storage.

### REAR PORCH

Accessed through an opaque double glazed door leading into:-

## **GARAGE**

With an electric door and 2 X UPVC opaque windows to the side access and electric sockets

## **FIRST FLOOR LANDING**

Up half spiral staircase with loft hatch access and pull down ladder leading into:-

## **MASTER BEDROOM**

Rear facing with a UPVC double glazed window looking into the garden, space for a king size bed, built in wardrobes and draws.

## **MASTER EN-SUITE**

With an opaque UPVC double glazed window to side aspect, WC, cubicle shower, hand wash basin.

## **BEDROOM TWO**

Forward facing with a UPVC double glazed window to front aspect, space for a double bed.

## **BEDROOM THREE**

Forward facing with a UPVC double glazed window to front aspect, space for a double bed and wardrobes.

## **FAMILY BATHROOM**

With an opaque UPVC double glazed window to rear aspect, panelled bath with overhead shower, vanity housed hand wash basin with storage, WC, cupboard housing water tank.

## **EXTERNALLY**

The front of the property is laid to lawn with a concrete path up to the front door and a concrete driveway leads up to the garage with electric door, The rear garden is fully enclosed with timber

fencing, laid to lawn, patio area with mature borders/shrub and a timber shed.

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### ADDITIONAL INFORMATION

Local Authority –

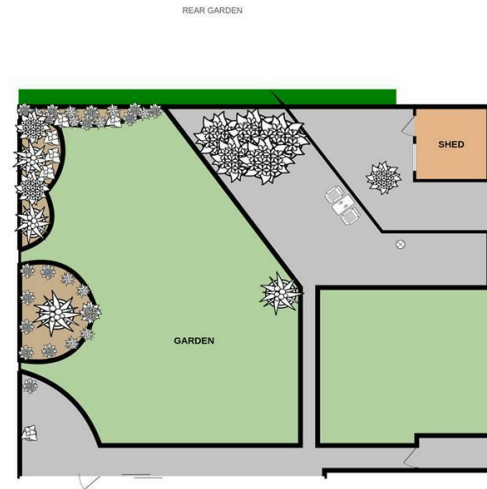
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1819.12 sq ft

Tenure – Freehold





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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 mis-statement. 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)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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