



## 41 HAMILTON ROAD SCUNTHORPE, DN17 1BD

**£215,000**  
**FREEHOLD**

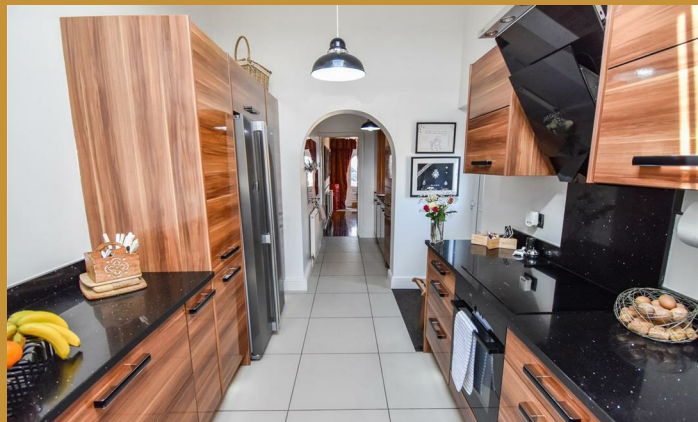
Welcome to this traditional three-bedroom, double bay-fronted semi-detached property located in the popular area of Hamilton Road, Scunthorpe. Immaculately kept throughout, this wonderful family home boasts exceptional gardens and offers ample privacy.



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## DESCRIPTION

Welcome to this traditional three-bedroom, double bay-fronted semi-detached property located in the popular area of Hamilton Road, Scunthorpe. Immaculately kept throughout, this wonderful family home boasts exceptional gardens and offers ample privacy.

The property features two generously sized reception rooms, leading into a charming conservatory with French doors that open onto the rear garden. The well-equipped kitchen provides plenty of storage, and the ground floor also includes a convenient WC.

As you head upstairs, you'll find two good-sized bedrooms, each with built-in wardrobes, and a third bedroom, all served by the family bathroom. The location is ideal, being central to schools and colleges, and the property is positioned on a lovely plot with incredibly well-manicured gardens.

Additional features include a detached garage and ample off-road parking, making this home perfect for first-time buyers and young families.

## ENTRANCE HALLWAY

Accessed through a decorative UPVC double glazed door, with stairs to the first floor, under stairs storage and a radiator.

## DOWNSTAIRS WC

With a WC, corner sink and extractor fan.

## KITCHEN

With a UPVC double glazed window to rear and side aspect, a UPVC double glazed door to side aspect, the kitchen has a range of wall and base units and larder style cupboard with granite worktops and upstands, a one and a half drainer ceramic sink, integrated dishwasher, integrated microwave, electric fan assisted oven with electric hob and extractor fan, space for an American style fridge freezer and a radiator.

## DINING ROOM

With space for a six seater table, a radiator and sliding door leading into:-

## CONSERVATORY

With UPVC windows surrounding and UPVC French doors into the rear garden, space for comfy seating and a radiator.

## LIVING ROOM

Forward facing with a UPVC double glazed window with plantation shutters, dado rail, feature gas fire and a radiator with space for comfy sofas and TV cabinet.

## FIRST FLOOR LANDING

With a UPVC double glazed window, dado rail, loft hatch access.

## FAMILY BATHROOM

With an opaque UPVC window having plantation shutters, WC, vanity hand wash basin with draws, bath with free standing chrome tap and hand held shower having an overhead rainfall shower, column radiator.

## BEDROOM ONE

With a UPVC double glazed window to rear aspect, built in wardrobes, space for a double bed and a radiator.

## BEDROOM TWO

With a UPVC double glazed bay window to front aspect, built in wardrobes, a radiator and space for a king size bed with side draws.

## BEDROOM THREE

With a UPVC double glazed window to front aspect, a radiator and space for a single bed and storage.

## EXTERNALLY

The front of the property has a dwarf brick wall is laid to lawn with a concrete driveway providing off street parking for several vehicles leading down to the detached garage. The rear garden is fully enclosed, with a patio area, mature shrubs making it feel very private.

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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1011.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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>82</b>
		<b>60</b>	
<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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