



23 SUNNINGDALE ROAD

SCUNTHORPE, DN17 2TA

£180,000
FREEHOLD

Nestled on the charming Sunningdale Road in Scunthorpe, this delightful house offers a perfect blend of comfort and practicality. Built in 1968, the property spans an impressive 1,206 square feet, providing ample space for families or those seeking a little extra room to breathe.



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DESCRIPTION

Welcome to this beautiful semi-detached home, located in a popular and sought-after area. The current owners have thoughtfully transformed the property to create a bright, free-flowing family living space.

As you enter the home, you're welcomed into a spacious entrance hallway. To your right, the converted garage is currently being used as a playroom, but this versatile space could easily serve as a second living room or a large home office.

The main living room is generously sized and flows seamlessly into the open-plan kitchen and dining area. French doors lead out onto a beautifully manicured, sunny rear garden — perfect for indoor-outdoor living.

Upstairs, you'll find two double bedrooms and a well-proportioned single room, all served by a modern family bathroom.

To the front of the property, there is a double driveway providing off-road parking. The rear garden is fully enclosed and features a raised decking area ideal for entertaining, along with a second seating area at the far end and a large timber shed.

This is a truly lovely, turn-key property — ideal for families, professionals, or anyone looking for a stylish and practical place to call home.

ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor, radiator leading into:-

LIVING ROOM

With a uPVC double glazed window to front aspect, radiator leading through open archway into:-

KITCHEN / DINING ROOM

Dining area with uPVC double glazed French doors into the garden, feature panelled wall with a column radiator opening out in the kitchen area with a range of wall and base units having laminate worktops, composite one and a half drainer sink, integrated dishwasher, breakfast bar/ island with electric hob and extractor fan, built in eye level electric fan assisted oven and grill, integrated fridge and freezer, space and plumbing for a washing machine, uPVC double glazed door to rear aspect and uPVC double glazed window to side aspect.

PLAYROOM / OFFICE

With uPVC double glazed windows to front and side aspect, electric heater.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect and loft hatch access with a pull down ladder.

MASTER BEDROOM

With a uPVC double glazed window to front aspect and a radiator.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

FAMILY BATHROOM

With a uPVC opaque double glazed window to rear aspect, walk in shower with rainfall and hand held attachment, WC, vanity housed hand wash basin with storage, towel heater, storage cupboard.

EXTERNALLY

The front of the property has a double block paved

driveway, a dwarf brick wall and the garden is laid to lawn with mature borders and shrubs. The rear garden is fully enclosed with timber fencing, laid to lawn with a decked patio area out of the French doors with raised beds and a raised area seating area with an outside kitchen and a shed.

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ADDITIONAL INFORMATION

Local Authority –

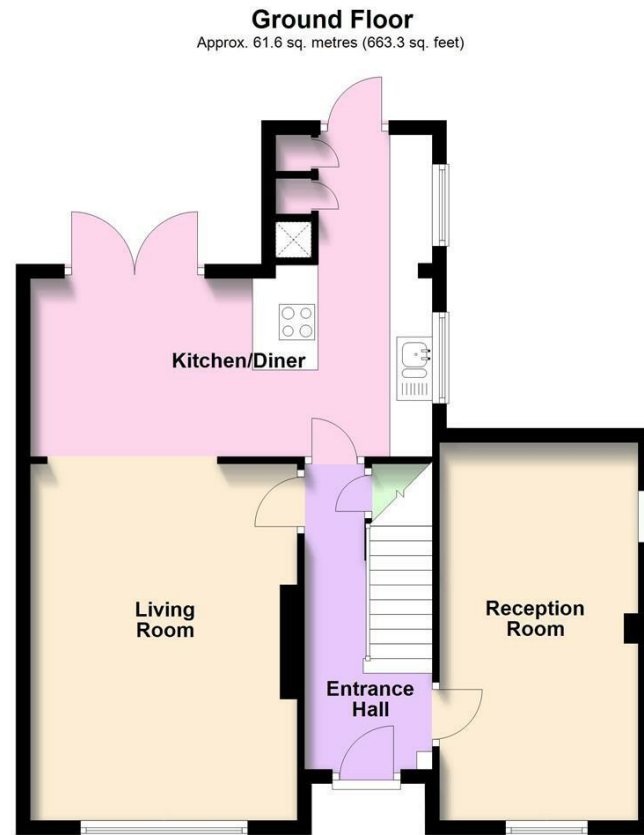
Council Tax – Band

Viewings – By Appointment Only

Floor Area – 1205.57 sq ft

Tenure – Freehold





Total area: approx. 104.8 sq. metres (1128.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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