



3 RUGBY ROAD SCUNTHORPE, DN16 2DD

£240,000
FREEHOLD

Stunning 4-Bedroom Semi-Detached Family Home – OLD BRUMBY

Attention families seeking more space — this beautifully presented 4-bedroom semi-detached home is an absolute must-see! Located on a quiet, private cul-de-sac in the sought-after area of Old Brumby, this property offers both space and style in impeccable condition throughout.



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3 RUGBY ROAD



DESCRIPTION

As you step into the beautiful entrance hallway, you're welcomed by a bright and formal front-facing living room, perfect for relaxing or entertaining. To the rear, the heart of the home is an expansive open-plan kitchen featuring a central island, seamlessly flowing into a spacious family and dining area. Sliding doors lead out to a low-maintenance rear garden with astroturf, ideal for all-year-round use. The ground floor also benefits from a utility room and convenient WC.

Upstairs, you'll find four generously sized bedrooms — all flooded with natural light.

Bedroom 1: A spacious retreat with floor-to-ceiling built-in sliding wardrobes.

Bedroom 2: Another large double, perfect for guests or older children.

Bedroom 3: A double room featuring a stylish inset wardrobe space — full of character.

Bedroom 4: A surprisingly spacious fourth bedroom with built-in storage

These rooms are served by a beautifully appointed family bathroom, completing this impressive family home.

Outside, there's off-street parking for multiple vehicles, a garage, and a well-maintained rear garden offering easy living with maximum flexibility — all without breaking the bank

ENTRANCE HALLWAY

Accessed through a composite door with an opaque uPVC double glazed window to side aspect, stairs to first floor, cupboard housing boiler, under stairs storage and a radiator leading into:-

LIVING ROOM

With a uPVC bay window to front aspect, and radiators X 2.

DOWNSTAIRS WC/UTILITY

With an opaque uPVC double glazed window to side aspect, hand wash basin, WC, radiator with space for a washing machine and dryer.

KITCHEN

With uPVC double glazed windows to rear and side aspect, range of wall and base units with laminate worktops, ceramic one and a half drainer sink, integrated dishwasher, space for a fridge/freezer, eye level oven and grill, built in microwave oven, induction hob with extractor fan, central island with contrasting base units leading into:-

FAMILY / (DINING ROOM)

Through open arch from the kitchen with space for a sofa leading into the dining room with uPVC sliding doors to the rear aspect, space for an eight seater table and panelled feature wall.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect and loft hatch access.

MASTER BEDROOM

With a uPVC double glazed bay window to front aspect, radiator and built in sliding door wardrobes.

BEDROOM TWO

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

BEDROOM THREE

With a uPVC double glazed window to rear aspect, built in wardrobe space and a radiator.

BEDROOM FOUR

With a uPVC double glazed window to front aspect, radiator and built in wardrobe.

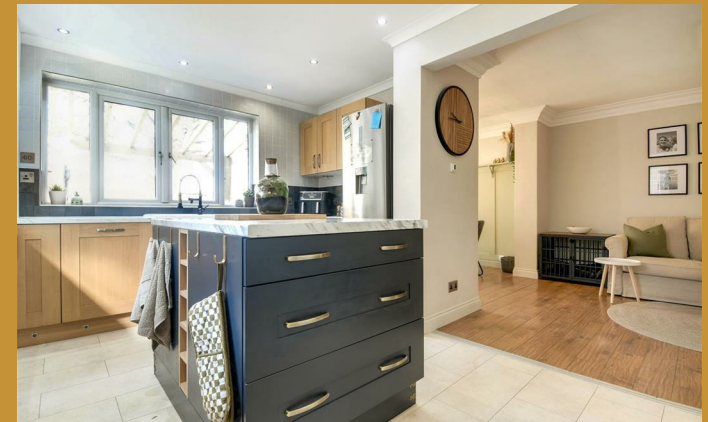
FAMILY BATHROOM

With an opaque uPVC double glazed window to side aspect, panelled bath with overhead shower, WC, hand wash basin and a radiator.

EXTERNALLY

The front of the property provides off street parking and a driveway leading to the detached brick built garage. The rear garden is fully enclosed, laid to astro turf with a paved patio area accessed from the sliding doors.

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ADDITIONAL INFORMATION

Local Authority –

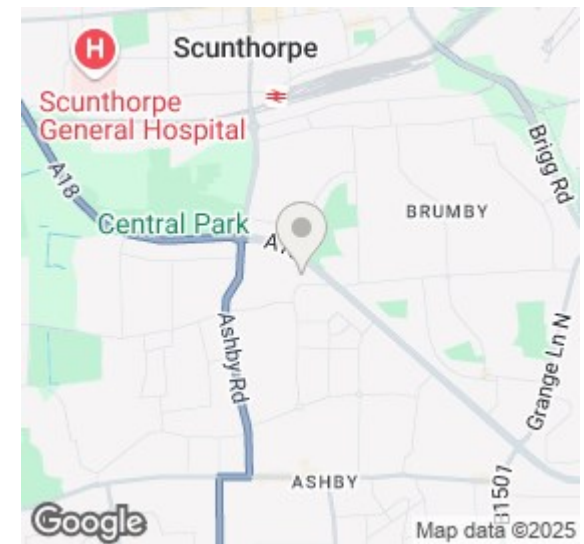
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1550.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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