



## 47 LLOYDS AVENUE SCUNTHORPE, DN17 1BY

**£215,000**  
**FREEHOLD**

Welcome to Lloyds Avenue, a beautifully presented family home in a highly sought-after location.



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01724 642002



## 47 LLOYDS AVENUE



### DESCRIPTION

This stunning traditional three-bedroom semi-detached home has been beautifully extended to the rear and finished to an exceptional standard throughout. Immaculately presented, this property offers a warm, cosy and inviting feel from the moment you step inside.

To the front, you'll find a double driveway providing ample off-road parking. Step through the front door into a bright and spacious hallway, leading to a forward-facing living room with plantation shutters and a stylish, comfortable feel. There's also a second generous sitting room, perfect for family evenings or entertaining guests.

The real showstopper is the stunning sunroom extension, featuring bi-fold doors that open out onto the beautifully maintained rear garden, flooding the space with natural light.

The well-equipped kitchen offers plenty of storage and workspace, ideal for everyday family living.

Upstairs, there are two large double bedrooms and a good-sized single bedroom, all served by a modern family bathroom.

Outside, the rear garden is a real highlight – superbly maintained with a large patio area, lawned garden, and a charming seating area at the back, complete with a timber shed for extra storage.

This property makes a perfect first-time buyer or young family home, offering style, comfort, and convenience in a popular Lloyds Avenue location, within walking distance of schools and colleges.

### ENTRANCE HALLWAY

Accessed through a composite door with hardwood flooring, stairs to the first floor and a column radiator.

### LIVING ROOM

With a uPVC double glazed bay window to front aspect having plantation shutters, column radiator, feature fire place with timber surround and shelving to the alcoves.

### SITTING ROOM

With uPVC sliding doors, column radiator and feature fireplace.

### SUN ROOM

With bifold doors and apex window to rear aspect, uPVC double glazed picture window to side aspect and a radiator.

### KITCHEN

With uPVC double glazed windows to rear and side aspect, composite stable style door to side aspect, range of solid oak wall and base units with laminate worktops, composite single drainer sink, space for a dishwasher, space for a washing machine, space for a fridge/freezer, electric fan assisted oven with induction hob and stainless steel extractor fan, radiator.

### DOWNSTAIRS WC

With an opaque uPVC double glazed window to side aspect, WC and a hand wash basin.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

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

### BEDROOM TWO

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

### BEDROOM THREE

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

## **FAMILY BATHROOM**

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

## **EXTERNALLY**

The front of the property has a concrete driveway providing off street parking and a curved gravel garden with timber fence. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area and a seating area with a timber shed.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band B**

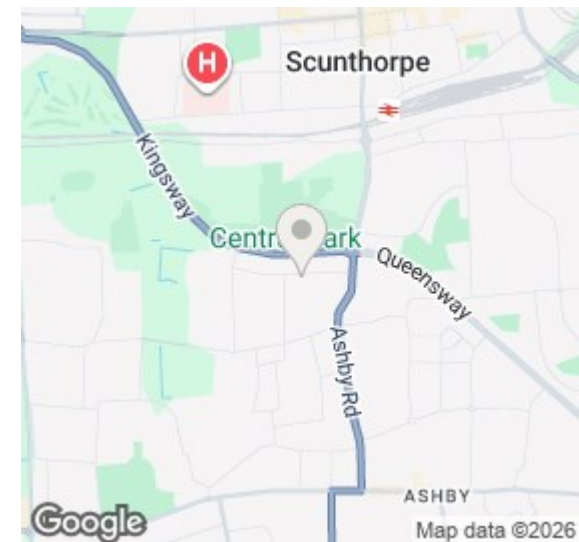
**Viewings – By Appointment Only**

**Floor Area – 1087.00 sq ft**

**Tenure – Freehold**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	86	
(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>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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