



## 86 NORTHLANDS ROAD

SCUNTHORPE, DN15 9UN

**£160,000**  
**FREEHOLD**

Northlands Road, Winterton – Beautifully Presented 3 Bedroom Semi-Detached Home with Conservatory, Attic Room & Large L-Shaped Garden



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### DESCRIPTION

Welcome to Northlands Road, a wonderfully presented three-bedroom semi-detached home set within the desirable village of Winterton. Offering bright and spacious accommodation, a fantastic L-shaped rear garden, and a generous attic room, this lovely property is ideal for first-time buyers and families seeking a well-kept home with excellent outdoor space.

Enter into the welcoming entrance hall, where stairs rise to the first floor and a door opens into the bright lounge. This comfortable living space enjoys a lovely bay window to the front and a charming stove fire with rustic wood mantel beam, creating a warm and inviting focal point.

Through the lounge is the kitchen, fitted with a range of white shaker-style wall and base units, ample worktop space, room for appliances, and a handy understairs pantry-style cupboard offering excellent additional storage.

From the kitchen, a door leads into the conservatory, a superb extra living/dining space with views over the garden, a side exit door, and plenty of room for dining or relaxing. This is a lovely spot to enjoy the sunshine and the outlook over the garden.

Upstairs, there are three bedrooms — two generous doubles and a well-proportioned single — all served by the family bathroom fitted with bath and shower over, wash hand basin and WC.

On the landing, via the loft hatch, drop-down ladders lead the way to a spacious attic room, complete with skylight window, electric heater and multiple plug sockets. This versatile room offers lots of potential as a home office, hobby space, children's playroom or additional storage.

Outside, the property truly surprises with its huge L-shaped garden — a rare find in this price range. A patio area provides the perfect spot to sit and enjoy the space, with a lush lawn, planted borders and a pathway leading to the bottom of the garden where you'll find further lawned space, two timber sheds, and mature trees. This is a wonderful outdoor area with room for children to play, space for a small football pitch, or the opportunity for garden lovers to create a vegetable patch or landscaped haven.

To the front, the property also benefits from a driveway providing off-street parking.

This is a superb, move-in-ready home offering charm, space and an impressive garden in a popular village location.

### ENTRANCE HALL

Welcoming entrance hall with stairs rising to the first floor and door leading into the lounge. Bright and inviting, offering the perfect introduction to the home.

### LOUNGE

A spacious and well-presented living room featuring a lovely bay window to the front and a feature stove fire with rustic wood mantel beam. Filled with natural light and ideal for relaxing family evenings.

### KITCHEN

Fitted with white shaker-style wall and base units, ample worktop space and room for appliances. A handy understairs pantry-style cupboard provides excellent extra storage. A door leads through to the conservatory.

### CONSERVATORY

A superb additional living/dining space with views over the rear garden, plenty of room for seating or a dining table, and a side exit door to the garden. A great place to enjoy the sunshine and garden outlook.

## LANDING

Bright landing with access to all bedrooms, bathroom and the loft hatch with drop-down ladders leading to the attic room.

## BEDROM ONE

A generous double bedroom with a front-facing window offering lovely natural light. Well-proportioned and ideal as the main sleeping space.

## BEDROOM TWO

Another spacious double bedroom overlooking the rear garden. Excellent for children, guests or additional work-from-home space.

## BEDROOM THREE

A well-sized single bedroom perfect as a child's room, nursery, dressing room or home office.

## FAMILY BATHROOM

Modern family bathroom fitted with a bath with shower over, wash hand basin and WC. Finished with stylish, neutral tiling.

## ATTIC ROOM

Accessed via drop-down ladders from the landing, this spacious attic room benefits from a skylight, electric heater and plenty of plug sockets. A versatile room ideal as a playroom, hobbies room, office, or additional storage space.

## REAR GARDEN

A real standout feature — the property boasts a huge L-shaped garden with a patio area, lush lawn, planted borders, mature trees and two timber sheds. Perfect for families, outdoor play, or garden enthusiasts.

## FRONT & PARKING

Driveway providing off-street parking and pathway to the entrance.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band A**

**Viewings – By Appointment Only**

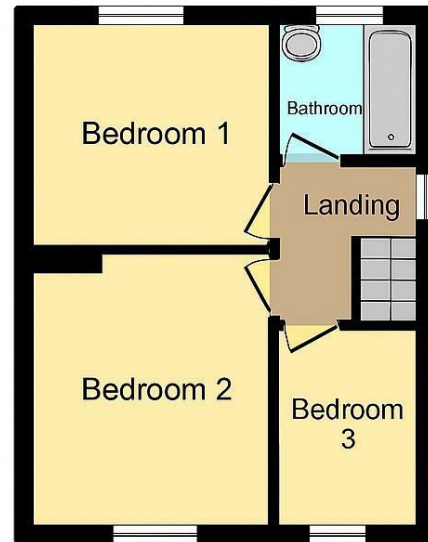
**Floor Area – 915.00 sq ft**

**Tenure – Freehold**

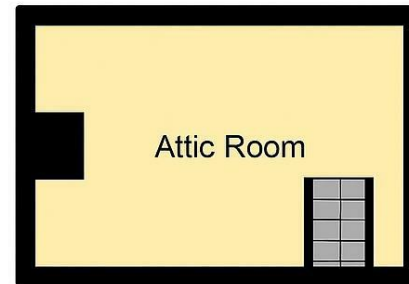




**Ground Floor**



**First Floor**



**Attic Room**



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		
		80
	50	
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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