









welcome to

Minerva Close, Scunthorpe

A modern two-bedroom semi-detached home on Minerva Road with bright lounge, open-plan kitchen, parking for two vehicles, and private rear garden.

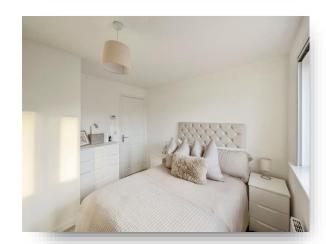












Entrance Hall

Double-glazed composite front entrance door, radiator, and carpet flooring.

Lounge

13' 7" \times 12' 3" staircase present ($4.14m \times 3.73m$ staircase present)

Double-glazed window, radiator, and electric marble effect fireplace.

Cloakroom

WC, wash hand basin, double-glazed window to side aspect, and a radiator.

Kitchen/Breakfast Room

12' 3" x 11' 1" max (3.73m x 3.38m max) Fitted kitchen with the range of wall and base cupboards, work surfaces over, sink and drainer, electric oven, electric hob, cooker hood, tiling to the walls, plumbing for a washing machine, under stairs cupboard, radiator, central heating boiler, door to the rear garden, and double-glazed window to rear aspect.

Landing

Stairs from the lounge, loft access and a radiator.

Bedroom One

12' 2" x 10' 6" max (3.71m x 3.20m max) Double-glazed window to front and a radiator.

Bedroom Two

12' 3" $\max x$ 7' 8" (3.73m $\max x$ 2.34m) Double-glazed window to front, radiator, and airing cupboard.

Bathroom

Double-glazed window to side aspect, radiator, bath with the shover over, wash hand basin, WC, and partly tiled walls.

Front Garden

Lawned garden with two allocated vehicle parking spaces.

Rear Garden

Lawned rear garden with a shed and timber fencing forming boundary.





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Minerva Close, Scunthorpe

- Semi-detached house
- Two bedrooms
- Downstairs WC
- Open-plan fitted kitchen/breakfast room
- Two allocated parking spaces

Tenure: Freehold EPC Rating: B

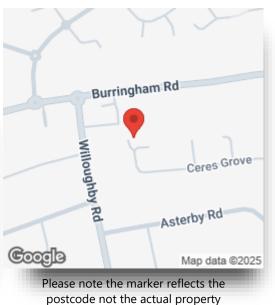
Council Tax Band: B

£135,000









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