



**Minerva Close, Scunthorpe DN17 2FG**

**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" x 12' 3" staircase present ( 4.14m x 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 shower 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**01724 868448**

[scunthorpe@williamhbrown.co.uk](mailto:scunthorpe@williamhbrown.co.uk)

16-18 Oswald Road, SCUNTHORPE, South  
Humberside, DN15 7PT

**[williamhbrown.co.uk](http://williamhbrown.co.uk)**