



1 Mallory Road, Scunthorpe, North
Lincolnshire, DN16 3BQ

£145,000



- End of Terraced House
- Ideal for First-Time Buyer/Investment Opportunity
- Three Bedrooms
- Modern Fitted Kitchen
- Separate Lounge and Dining Room
- Enclosed Front and Rear Gardens
- Ample Off-Road Parking
- Council Tax Band A

Bell Watson are delighted to present this spacious three-bedroom end of terrace home, ideally situated on Mallory Road in the highly sought-after area of Ashby. Offering well-proportioned accommodation throughout, the property comprises three bedrooms, a family bathroom, and a separate WC to the first floor. The ground floor features a welcoming entrance hallway, a modern fitted kitchen, lounge and separate dining room. Externally, the property benefits from ample off-street parking, and a private enclosed front and rear garden, providing excellent outdoor space for families and entertaining.

Early viewing is highly recommended to fully appreciate the space and potential this home has to offer.

Council Tax Band A



The property is ideally situated within easy reach of a wide range of local amenities, including the popular Ashby High Street, offering an excellent selection of shops, cafés, and everyday conveniences. Lakeside Retail Park is also nearby, providing further retail and leisure options. The area is well served by highly regarded schools and benefits from excellent transport connections, with convenient access to major motorway networks, making it ideal for commuters.

ACCOMMODATION

The spacious living accommodation is conveniently located over two floors.

HALLWAY

A welcoming entrance hall featuring laminate flooring and a uPVC front door providing access to the property. The hall is illuminated by a ceiling pendant light and benefits from a useful under stairs storage cupboard, offering practical space for coats, shoes and household items. Doors lead to the principal ground floor accommodation, with stairs rising to the first floor.

LOUNGE

A well-presented and inviting lounge featuring attractive oak flooring and a multi-fuel burner set within the chimney breast, complemented by an oak mantel above, creating a charming focal point to the room. A bay window to the front elevation allows for an abundance of natural light, while glazed bi-fold doors provide an open connection to the dining room when desired. Further benefits include a pendant ceiling light and a radiator.

KITCHEN

Fitted with a range of wall-mounted and base cabinets with attractive cup handles, the kitchen is complemented by wood-effect worktops and vinyl flooring. A composite sink with mixer tap is positioned beneath a uPVC window to the side aspect, while integrated cooking appliances include a built-in electric oven and a four-ring gas hob with extractor hood above. Additional features include plumbing for a washing machine, a radiator and ceiling light. uPVC door provides access to the rear garden, with bi-fold doors opening into the dining room, creating a versatile and sociable living space.

DINING ROOM

A spacious dining room enjoying views over the rear garden through a uPVC window. The room features a decorative wooden fire surround incorporating an inset electric fire, creating an attractive focal point. There is convenient access to the kitchen, together with a ceiling pendant light and radiator.

BEDROOM ONE

A well-proportioned double bedroom featuring a uPVC window overlooking the rear aspect, allowing for plenty of natural light. Further benefits include a radiator and a ceiling pendant light.

BEDROOM TWO

A comfortable bedroom featuring carpeted flooring and a useful built-in storage cupboard. A uPVC window to the front elevation provides natural light, while a ceiling light and radiator complete the accommodation.

BEDROOM THREE

A good-size bedroom featuring carpeted flooring and a uPVC window to the front elevation, allowing for good levels of natural light. The room is further complemented by a ceiling light and radiator.

BATHROOM

Partially tiled and fitted with a panelled bath that is complimented with a shower above, together with a pedestal wash hand basin. The room also benefits from vinyl flooring, a chrome heated towel radiator and a uPVC opaque window to the rear elevation, providing natural light whilst maintaining privacy.

W.C.

The separate cloakroom is fitted with a low-level toilet and benefits from a window to the side elevation, providing natural light and ventilation.

STEP OUTSIDE

The generous front garden is designed for low-maintenance living and is fully enclosed, offering a good degree of privacy. Predominantly paved, the area provides ample off-road parking for multiple vehicles. Tall hedging to the front boundary and fencing to the sides create a secure and attractive setting, while gated side access leads through to the rear garden.

The enclosed low-maintenance rear garden provides an attractive outdoor space for relaxation and entertaining. A paved seating area with artificial grass creates a pleasant space to enjoy the garden, which is enhanced by a variety of mature shrubs and bushes. Further benefits include a brick-built shed with power and lighting, a useful store room, and a timber-built summer house also benefiting from power and lighting, offering excellent versatility for storage, hobbies or home working.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (NOT TESTED)

Mains electricity and gas, water and drainage are all understood to be connected to the property.

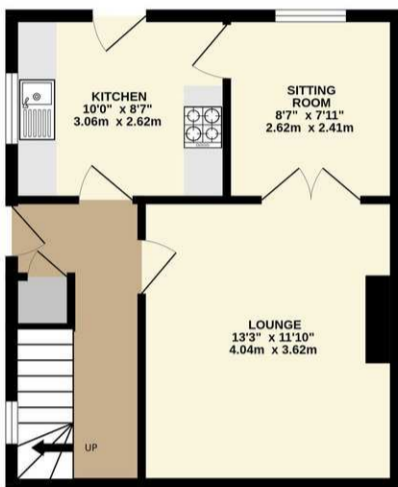
COUNCIL TAX

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.

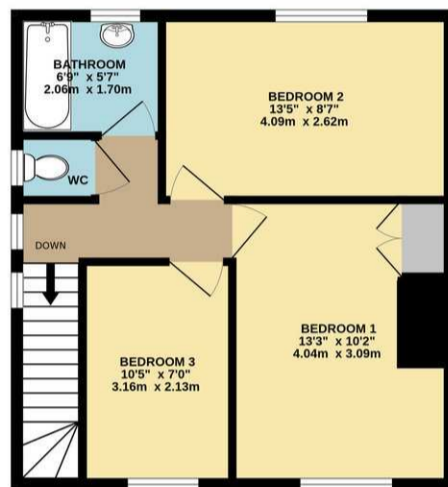




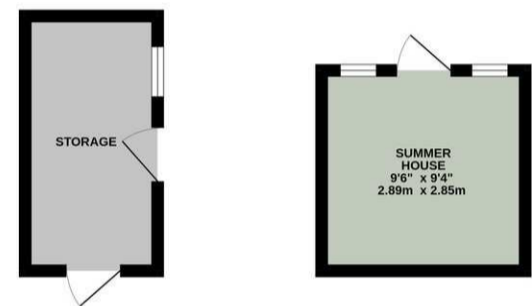
GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



OUTBUILDINGS
.162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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