



**Brocklesby Road, Scunthorpe DN17 2LP**



**welcome to**

**Brocklesby Road, Scunthorpe**

A well-proportioned three-bedroom semi-detached home on Brocklesby Road, offering a lounge, open-plan kitchen diner, family bathroom, driveway, and a large rear garden with open views and outbuildings.



### **Entrance Hall**

Double-glazed entrance door, cupboard under the stairs, double-glazed window and a radiator.

### **Lounge**

Two double-glazed windows, freestanding electric fireplace and a radiator.

### **Kitchen/Dining Room**

Fitted kitchen with the range of wall and base cupboards, work tops, stainless-steel sink and drainer, plumbing for a washing machine, airing cupboard with central heating boiler, cooker hood, tiling to the walls, radiator, double-glazed window to rear aspect and a door to garden.

### **Landing**

Stairs from entrance hallway, cupboard, airing cupboard, and access to the loft.

### **Bedroom One**

Two double-glazed windows, and a radiator.

### **Bedroom Two**

Double-glazed window and a radiator.

### **Bedroom Three**

Double-glazed window , fitted wardrobe, and a radiator.

### **Bathroom**

Double-glazed window, bath with mixer taps and a shower over, WC, wash hand basin with vanity unit, tiling to the walls and heated towel rail.

### **Front Garden**

Driveway.

### **Rear Garden**

Large garden with various fruit trees and bushes, and timber fencing forming boundary.

### **Outbuildings**

Brick outbuilding and a greenhouse in the rear garden.



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## **Brocklesby Road, Scunthorpe**

- Three-bedroom semi-detached house
- Open-plan kitchen dining room
- Driveway offering off-road parking
- Generous rear garden backing onto open school playing fields
- Ideal for families, first-time buyers, or investors

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT111562 - 0003

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