



## 56 LANCASTER ROAD SCUNTHORPE, DN16 3JJ

**£219,950**  
**FREEHOLD**

Beautifully renovated throughout and offered with no onward chain, this immaculate two-bedroom semi-detached bungalow in the sought-after Ashby area is turnkey ready and sits on a generous corner plot with wrap around gardens, detached garage and driveway. Featuring a spacious front lounge with bow window and feature stove fire, stylish newly fitted kitchen diner, modern bathroom with separate shower and two double bedrooms, this superb home is ideal for buyers looking to move straight in.



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01724 642002

# 56 LANCASTER ROAD

## DESCRIPTION

NO ONWARD CHAIN | IMMACULATE THROUGHOUT | FULLY RENOVATED TWO BEDROOM SEMI-DETACHED BUNGALOW | TURNKEY READY | CORNER PLOT WITH WRAP AROUND GARDENS | DETACHED GARAGE & DRIVEWAY

Situated within the highly regarded area of Ashby, this beautifully presented two-bedroom semi-detached bungalow offers immaculate, turnkey ready accommodation throughout and is available with no onward chain. Having been newly renovated to a high standard, the property is ideal for buyers looking for a home they can move straight into and enjoy from day one.

Step inside via the front porch entrance into the welcoming central hallway where you will find access to the rest of the property. To the front of the home is the spacious lounge, filled with natural light from the large bow window overlooking the front garden. This inviting reception space also benefits from a feature fireplace with electric stove style fire, creating a cosy focal point to the room.

The stylish kitchen diner has been newly fitted with modern shaker style wall and base units complemented by attractive worktops and integrated oven, hob and extractor. Dual aspect windows allow plenty of natural light, whilst there is also ample space for a dining table and chairs along with a rear exit door leading out to the garden.

Both bedrooms are excellent size doubles, offering flexible accommodation for a range of buyers including downsizers, couples or those requiring guest space or a home office. The newly fitted family bathroom has been finished to a high standard and comprises a vanity sink and WC unit with useful storage, panel bath and

separate shower cubicle.

Externally, the property occupies a generous corner plot with lawned wrap around gardens to the front, side and rear. There are planted borders, pathways surrounding the property and a pleasant open feel throughout the plot. To the rear is a detached single garage along with a driveway providing off-road parking.

This superb bungalow is ready to move straight into and early viewing is highly recommended.

### **Porch Entrance**

Front entrance porch leading into the main hallway.

### **Hallway**

Welcoming central hallway providing access to all rooms within the property.

### **Lounge**

Spacious front facing lounge with large bow window allowing plenty of natural light, feature fireplace and electric stove style fire

### **Kitchen Diner**

Beautifully fitted modern shaker style kitchen with complementary worktops, integrated oven, hob and extractor, dual aspect windows, space for dining table and chairs and rear access door to the garden.

### **Bedroom One**

Excellent size double bedroom overlooking the rear aspect.

### **Bedroom Two**

Further generous double bedroom offering flexible accommodation.

### **Family Bathroom**

Newly fitted modern bathroom comprising vanity sink



and WC unit with storage, panel bath, separate shower cubicle and contemporary tiling.

### **Outside**

Occupying a generous corner plot with lawned wrap around gardens to the front, side and rear along with planted borders and pathways surrounding the property. Detached single garage and driveway providing off-road parking located to the rear.

## **56 LANCASTER ROAD**





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## ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band B**

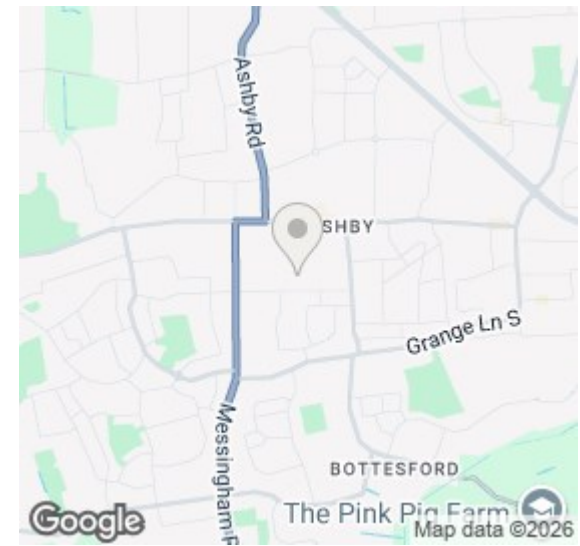
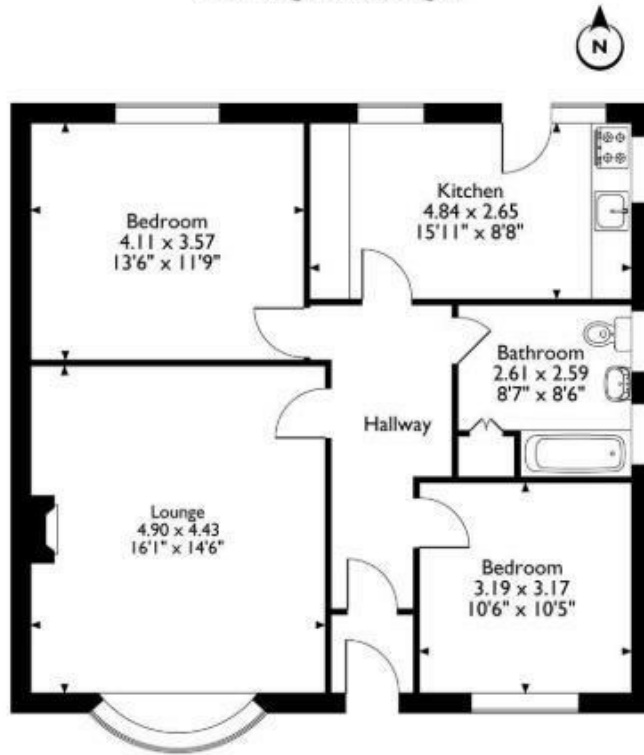
**Viewings – By Appointment Only**

**Floor Area – 840.00 sq ft**

**Tenure – Freehold**



Lancaster Road, Scunthorpe  
 Approximate Gross Internal Area  
 840 SQFT/78 SQM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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