



13 LEVEN ROAD SCUNTHORPE, DN16 2NT

£150,000
FREEHOLD

Located on Leven Road in Scunthorpe, this spacious three-bedroom terraced home with the added benefit of a converted loft room offers versatile accommodation ideal for first-time buyers, families or investors. Well presented throughout and benefitting from off-road parking, detached storage garage and a generous rear garden with summer house and hot tub electrics. This is a fantastic opportunity to purchase a great-sized family home with flexible living accommodation.



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DESCRIPTION

Situated on Leven Road in Scunthorpe, this spacious three-bedroom terraced home with the added benefit of a converted loft room offers versatile accommodation ideal for first-time buyers, families or investors.

Step inside via the front porch into the modern fitted kitchen, complete with stylish black gloss wall and base units, complementary worktops, breakfast bar seating and space for appliances. There is also useful open under stairs storage adding practicality to the space.

Leading through from the kitchen is a versatile rear lobby area which would make an ideal study or home office space. From here there is access to the downstairs shower room, fitted with shower cubicle, pedestal wash hand basin and WC, whilst also doubling as a useful utility area. A side exit door leads out to the rear garden.

The spacious lounge diner is a fantastic family space, benefitting from a dual aspect with window to the front and patio doors opening to the rear garden, allowing plenty of natural light throughout. The room also features an exposed brick fireplace with wood burning stove creating a cosy focal point, whilst still offering ample space for both lounge seating and a dining table and chairs.

To the first floor there are three double bedrooms, with one bedroom benefitting from a fitted cupboard, along with the family bathroom fitted with bath with shower over, pedestal wash hand basin and WC.

A further staircase leads to the converted loft room on the second floor, a fantastic versatile space currently being used as a bedroom, complete with Velux windows, useful eaves storage and a separate storage

room.

Outside, to the front of the property there is a low maintenance frontage providing off-road parking for one vehicle along with a side pathway leading to the rear garden.

The rear garden is mainly laid to lawn and benefits from a decked seating area, detached single storage garage with electric and a summer house also benefitting from electric. There are also outside electric sockets and electrics in place for a hot tub, making this a fantastic outdoor entertaining space.

Entrance Porch

Access to kitchen.

Kitchen

Modern fitted kitchen with black gloss wall and base units, complementary worktops, breakfast bar seating, space for appliances, open under stairs storage and opening through to rear lobby.

Rear Lobby / Study Area

Versatile additional space ideal for home office or study area with side exit door to rear garden.

Shower Room / Utility

Fitted with shower cubicle, pedestal wash hand basin and WC with additional utility space.

Lounge Diner

Spacious dual aspect reception room with front window, rear patio doors, exposed brick fireplace with wood burning stove and ample space for lounge and dining furniture.

First Floor Landing

Access to bedrooms, bathroom and stairs to loft room.

Bedroom One

Good size double bedroom.



Bedroom Two

Double bedroom benefitting from a fitted cupboard.

Bedroom Three

Further double bedroom.

Family Bathroom

Fitted with bath with shower over, pedestal wash hand basin and WC.

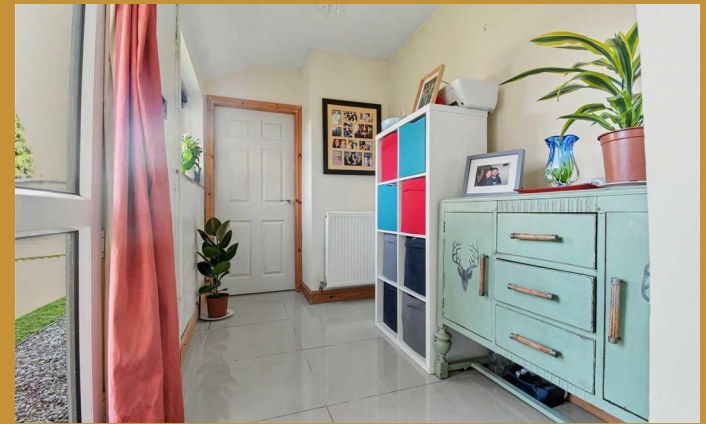
Second Floor Loft Room

Great-sized converted loft room with Velux windows, useful eaves storage and access to a separate storage room. Currently used as a bedroom offering versatile accommodation.

Outside

Low maintenance frontage with off-road parking for one vehicle. Side access to enclosed rear garden mainly laid to lawn with decked seating area, detached single storage garage, summer house, outside electric sockets and electrics for a hot tub.

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ADDITIONAL INFORMATION

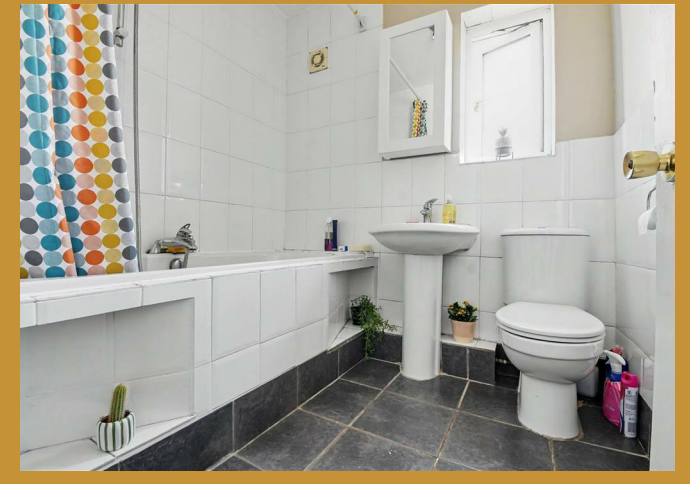
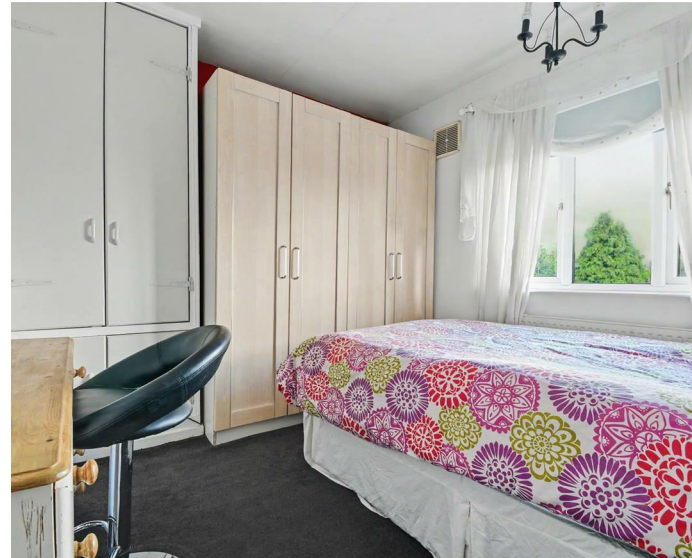
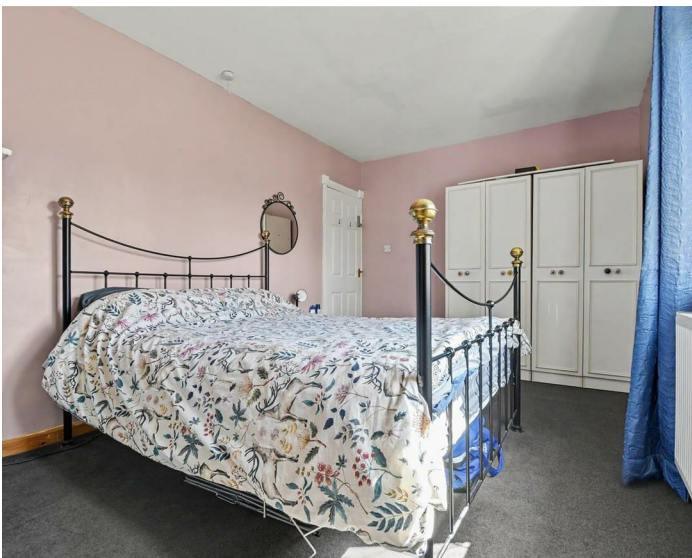
Local Authority –

Council Tax – Band A

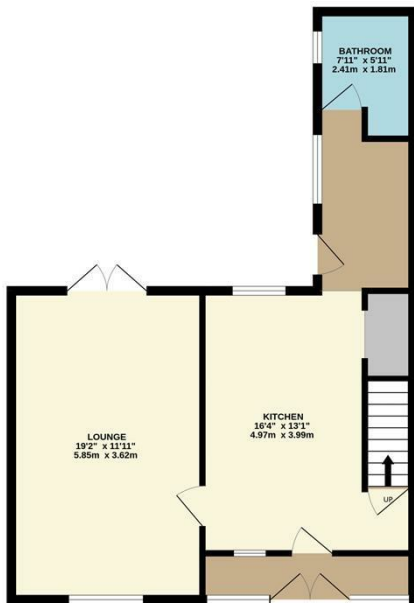
Viewings – By Appointment Only

Floor Area – 1292.00 sq ft

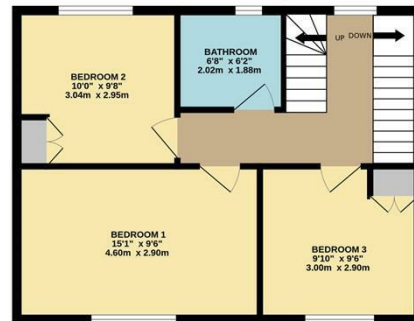
Tenure – Freehold



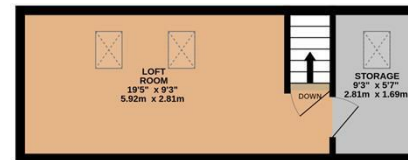
GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.

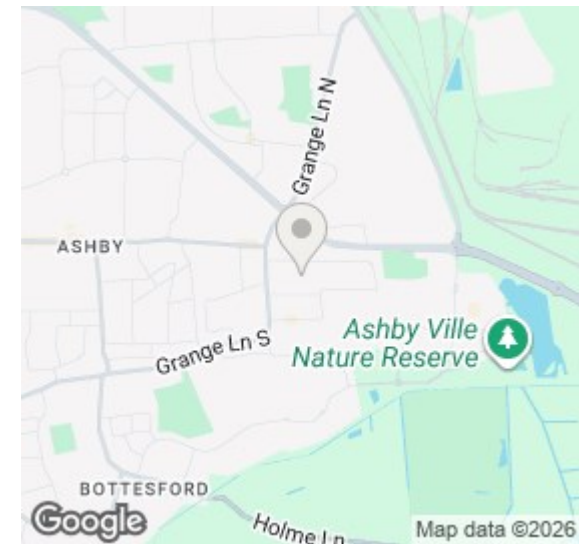


2ND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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