



92 LOW LEYS ROAD

SCUNTHORPE, DN17 2SN

£168,000
FREEHOLD

A fantastic opportunity for first-time buyers, this attractive three-bedroom semi-detached home offers generous accommodation, stylish modern touches and a wonderfully private rear garden, complete with a long driveway and garage.



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01724 642002

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DESCRIPTION

Situated on the ever-popular Low Leys Road, the property is well presented throughout and provides an excellent balance of living and bedroom space.

The accommodation begins with a welcoming entrance hallway leading into a generous living through dining room, creating a lovely sociable space for both relaxing and entertaining. French doors open directly onto the rear garden, bringing in plenty of natural light and providing an easy connection between the house and outside during the warmer months.

The ground floor also features a well-appointed kitchen, a useful separate utility room and a ground-floor WC, adding plenty of practicality for everyday family life.

To the first floor are two particularly generous double bedrooms, both offering excellent proportions. Bedroom Three is currently utilised as a stylish dressing room but provides flexible accommodation to suit the needs of the next owner, whether required as a bedroom, nursery, home office or dressing space. Completing the first floor is a newly fitted family bathroom with a chic, contemporary finish.

Outside, the rear garden is another real highlight of the home. Designed with different areas to enjoy, there is a patio immediately adjoining the property, an elevated lawn and an additional seating area beyond. The garden enjoys a lovely private feel and provides a fantastic space for entertaining, relaxing or for children to play.

To the front and side, a long driveway provides ample off-street parking and leads to a detached garage.

This is a superb opportunity for buyers looking for a spacious and well-presented home with plenty of versatility.

Early viewing is highly recommended.

ENTRANCE HALLWAY

Accessed through a uPVC half glazed door with stairs to the first floor, under stairs storage and a radiator.

LIVING ROOM

With a uPVC double glazed bay window to front aspect, feature fireplace with electric stove and timber surround, radiator.

DINING ROOM

With uPVC double glazed French doors to rear aspect, radiator and space for a six seater table.

KITCHEN

With a uPVC double glazed window to side aspect, range of base units with laminate worktops, vinyl one and a half drainer sink, electric fan assisted oven and electric hob with extractor fan, space for a washing machine.

REAR PORCH

Accessed through a uPVC double glazed door leading into:-

UTILITY

With a uPVC double glazed window to side aspect, wall and base units with laminate worktops, space for a dryer and a fridge/freezer.

DOWNSTAIRS WC

With a WC.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect and loft hatch access.

BEDROOM ONE

With a uPVC double glazed window to front aspect, feature panelling to the walls and a radiator.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

FAMILY BATHROOM

With a uPVC double glazed window to rear aspect, P shaped bath with overhead shower, WC, vanity housed hand wash basin, built in storage to alcove and a chrome towel heater.

EXTERNALLY

The property sits on an elevated position from the road and the front garden is paved and the driveway leads to the detached single garage. The rear garden is tiered with a patio area from the dining room doors, then an elevated seating area and then the next tier is laid to lawn.

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ADDITIONAL INFORMATION

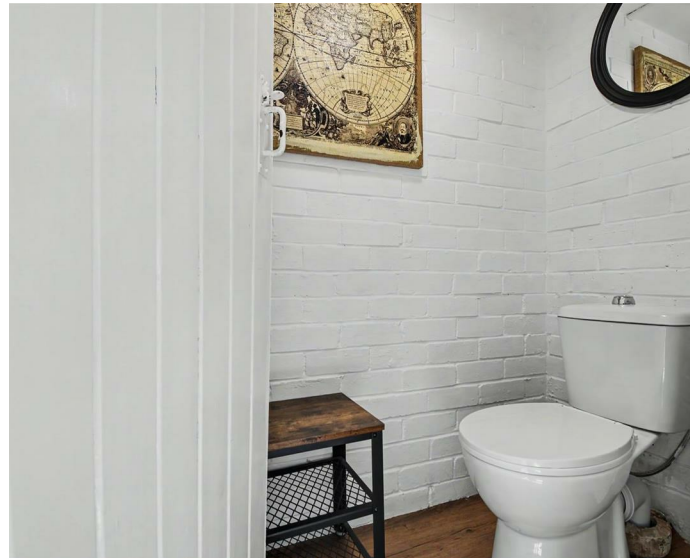
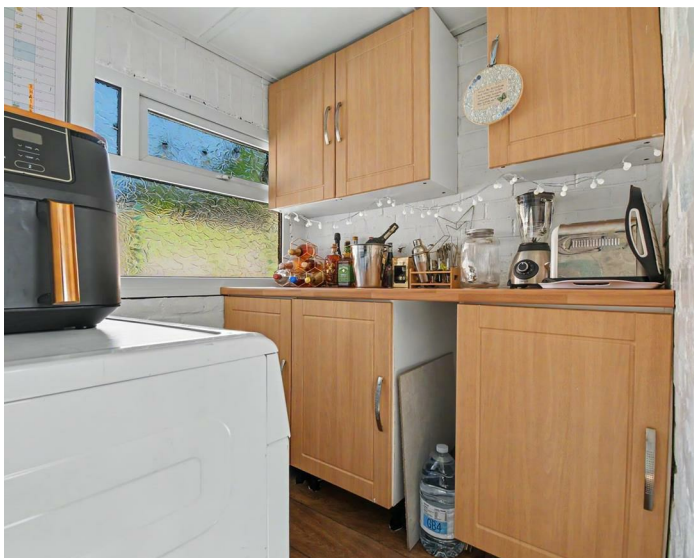
Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1119.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

enquiries@biltons.co.uk

01724 642002

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