



**ezmuve**  
estate agents



## Victoria Road, Scunthorpe - DN16 2RZ

£139,950

Popular Residential Location • Semi Detached • Recently Renovated • Beautifully Presented • 2 Reception Rooms • 2 Bedrooms • Driveway • Freehold • Council Tax Band "A" • EPC Rating "D"





Ezmuve is delighted to bring to market this immaculately presented semi-detached home, located in the highly sought-after residential area of Ashby in Scunthorpe. Renovated to a high standard throughout, this stylish property features on-trend décor, modern finishes, and a thoughtful layout—perfect for buyers looking for a turnkey home with contemporary charm.

The ground floor offers a well-balanced mix of comfort and practicality. At the front of the property, a separate lounge provides a cosy yet elegant space for relaxing, while the adjoining dining room is ideal for hosting or everyday family meals. The fully fitted modern kitchen has been finished to a high specification, offering sleek cabinetry, ample workspace, and integrated appliances.

To the rear, the home benefits from a handy boot room—perfect for busy households—as well as a combined utility room and WC, adding to the home's functionality without compromising on style.

Upstairs, the first floor opens onto a surprisingly spacious landing and hallway, adding to the sense of openness. There are two generously sized double bedrooms, both beautifully decorated and ready to move into. The modern bathroom completes the first floor, finished to an excellent standard with contemporary fixtures and fittings.

Externally, the property continues to impress. A driveway to the front provides off-street parking, while the rear garden is low maintenance, offering a private and easy-to-manage outdoor space ideal for relaxing or entertaining.

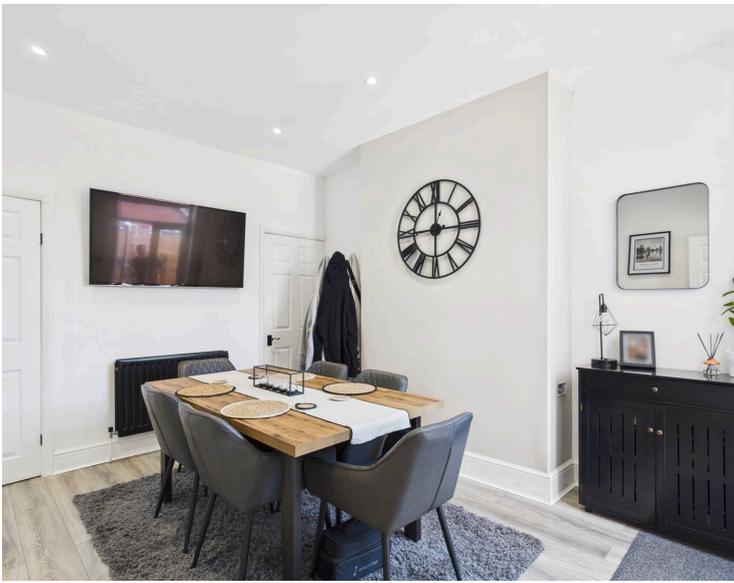
Set within a well-established and popular part of Ashby, the home is conveniently located close to a range of shops, schools, and local amenities, making it an excellent choice for a variety of buyers.

Viewings are highly recommended to fully appreciate the quality, style, and finish of this superb home.

#### AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact



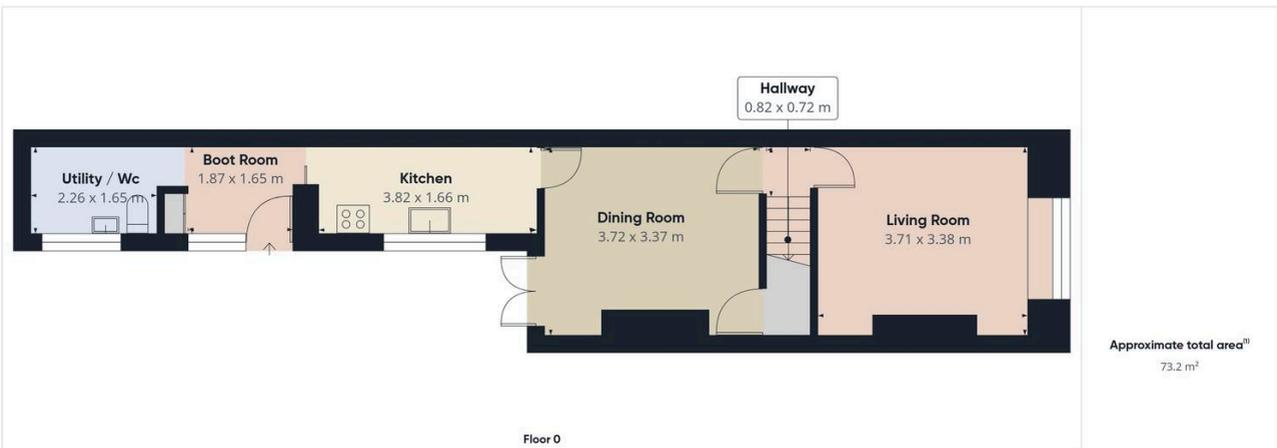
Council Tax band: A

Tenure: Freehold

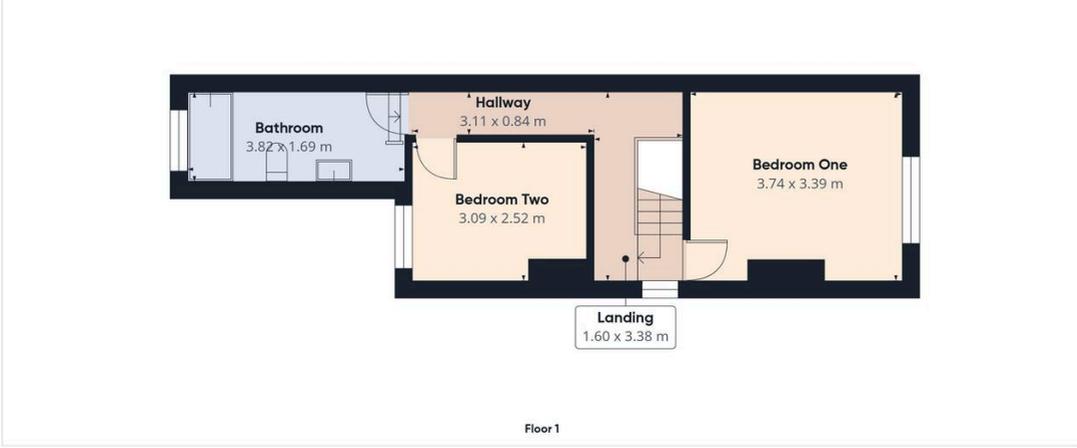
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Approximate total area<sup>(1)</sup>  
73.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE 360



Approximate total area<sup>(1)</sup>  
41.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360

You can include any text here. The text can be modified upon generating your brochure.



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