



2 TEMPLE ROAD

SCUNTHORPE, DN17 1WE

£169,950
FREEHOLD

A well-presented three bedroom semi-detached home occupying a generous corner plot in the popular Priory area of Scunthorpe. Ready to move straight into, the property offers an inviting lounge with French doors to the garden, a modern kitchen diner, ground floor WC and a spacious four piece bathroom. Generous front and rear gardens, a double driveway and detached garage with electricity further enhance the appeal, while schools and the wide range of amenities in Ashby are within walking distance.



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DESCRIPTION

Occupying a generous corner plot within the popular Priory area of Scunthorpe, this well-presented three bedroom semi-detached home offers spacious accommodation, attractive gardens and the advantage of a double driveway and detached brick-built garage. With a modern kitchen diner, contemporary four piece bathroom and tasteful presentation throughout, this lovely home is ready to move straight into and will appeal to first time buyers, families and those looking to downsize.

The property is entered through a spacious entrance hall, where stairs lead to the first floor and there is access to a convenient ground floor WC. The inviting lounge provides a comfortable space to relax, featuring a focal fireplace and rear-facing French doors which open onto the patio, creating a lovely connection between the living space and garden.

The well-proportioned kitchen diner is fitted with modern shaker-style wall and base units, complemented by coordinating worktops. There is ample space for a dining table, making this a sociable setting for family meals and entertaining, while a walk-in storage cupboard provides useful additional storage. A rear-facing window overlooks the garden, and an external door gives access to the garden, driveway and garage.

To the first floor are two double bedrooms and a third single bedroom, with bedroom one benefiting from fitted wardrobes with sliding doors. The spacious bathroom is a particular feature, fitted with a modern four piece suite comprising a freestanding bath, separate walk-in shower, vanity wash basin with storage beneath and WC, finished with contemporary wall panelling. Loft access provides further storage potential.

Outside, the corner position allows for generous gardens extending around the property. The low-maintenance gravelled front garden sweeps around to the side, enclosed by iron railings with a pedestrian gate and pathway leading to the entrance. A double driveway provides ample off-road parking and access to the detached single garage, which benefits from an electricity supply.

A secure side gate leads into the fully enclosed rear garden, where a paved patio offers an ideal setting for outdoor seating and dining. Beyond is a lawn with gravel borders, providing an attractive and manageable outdoor space, with a pedestrian door giving convenient access to the garage.

The location is well suited to families, with primary and secondary schools within walking distance, alongside nearby playing fields and the Ridgewalk cycleway. North Lindsey College, John Leggott College and Central Park are also accessible. Ashby centre is within walking distance and offers a wide range of shops, cafés, restaurants and everyday amenities.

Lounge

Kitchen Diner

Ground Floor WC

Bedroom One

Bedroom Two

Bedroom Three / Office

Bathroom

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ADDITIONAL INFORMATION

Local Authority –

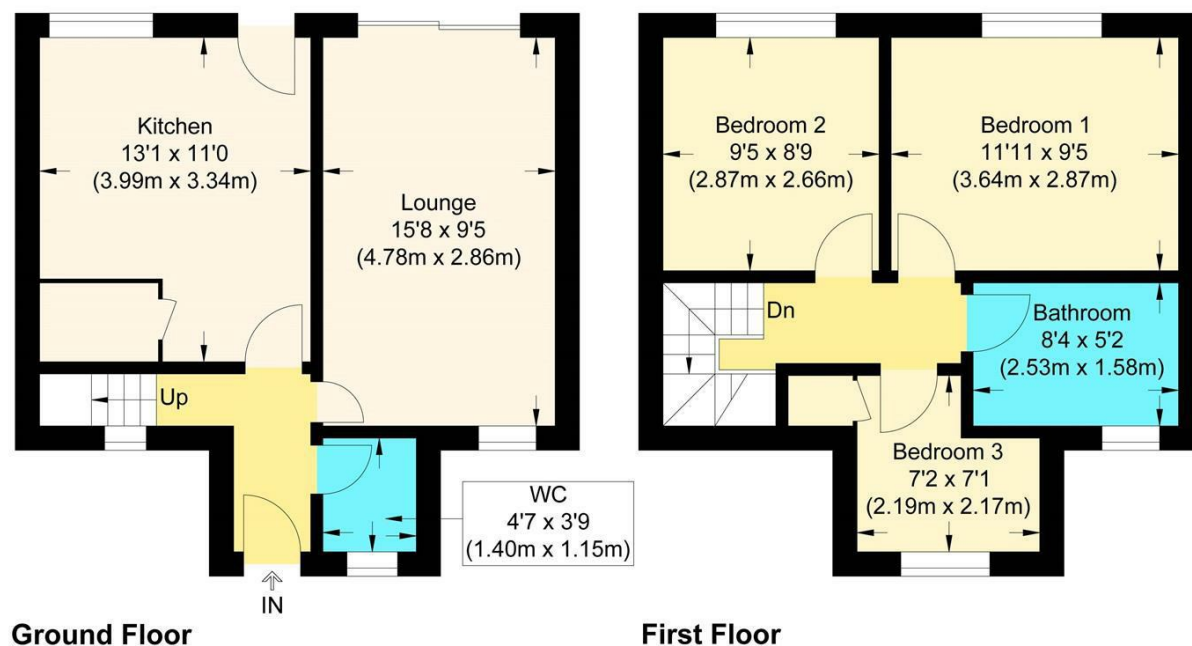
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 721.00 sq ft

Tenure – Freehold

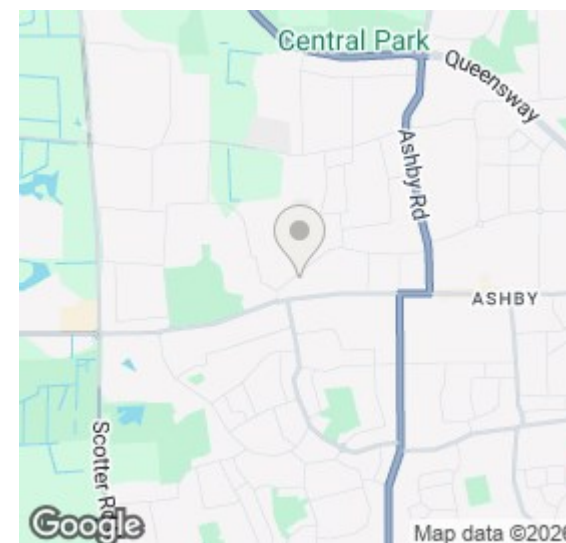




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Approximate Gross Internal Floor Area : 66.10 sq m / 711.49 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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

<https://biltons.co.uk/>

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