



26 Glover Road, Scunthorpe, DN17 1AS

Reduced £175,000



- Desirable Location
- Open Plan Dining Kitchen
- Large Rear Garden
- No Upward Chain
- uPVC Double Glazing
- Traditional Three Bed Semi
- Off Road Parking
- Room for Improvement
- Gas Central Heating
- uPVC Double Glazing

Bell Watson Estate Agents are excited to market this traditional semi detached family home in a popular location of Scunthorpe. The property is ideally positioned within walking distance of schools and colleges and briefly comprises, a spacious entrance hallway, front facing lounge, and open plan dining kitchen to the ground floor with the first floor providing three bedrooms and a family bathroom. There is off road parking to the front and a large rear garden with garage. Gas central heating and uPVC double glazing throughout.



LOCATION

Situated within the desirable residential area of Scunthorpe, and within walking distance of schools and colleges.

ACCOMMODATION

Arranged over two floors.

HALL

Enter the property via the uPVC front door into a spacious hallway having a pendant light and coving to the ceiling, a central heating radiator, solid wood flooring, a built in shelved storage cupboard and large under stair walk in store cupboard with uPVC obscure double glazed window, power points and pendant light.

LOUNGE 4.45m (14' 7") x 3.63m (11' 11")

Having a gas central fireplace, a uPVC double glazed bay window to the front, coving and light fitting to the ceiling, wall lighting, a central heating radiator and carpeted flooring.

KITCHEN 4.80m (15' 9") x 2.41m (7' 11")

Being open plan to the dining room the kitchen provides a range of high and low level units fitted with complementary wood effect counter tops having tiled splash backs. The kitchen incorporates an integrated electric oven, a ceramic hob, a stainless steel sink with chrome mixer tap and an under counter recess with plumbing for a washing machine. There are uPVC double glazed windows to the side and rear along with a uPVC external door to the garden and light fittings to the ceiling. The tiled flooring continues through to the dining area.

DINING ROOM 3.98m (13' 1") x 3.17m (10' 5")

With light fitting to the ceiling, a central heating radiator and uPVC double glazed french doors to the rear garden.

LANDING

Climb the carpeted stairs to the first floor landing with a uPVC double glazed window to the side elevation, a pendant light, coving and loft access to the ceiling.

BEDROOM ONE 4.60m (15' 1") x 3.63m (11' 11")

Enjoying a feature fireplace and uPVC double glazed bay window to the front elevation. There is a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.92m (12' 10") x 2.78m (9' 1")

Fitted with a built in cupboard and wardrobe having a feature fireplace, a pendant light to the ceiling, a central heating radiator, a uPVC double glazed window to the rear elevation and wood effect laminate flooring.

BEDROOM THREE 1.98m (6' 6") x 2.27m (7' 5")

Having a pendant light to the ceiling, a uPVC double glazed window to the front elevation, a central heating radiator and wood effect laminate flooring.

BATHROOM 2.04m (6' 8") x 2.42m (7' 11")

Incorporating a bath with tiled surround having an electric shower over, a wall mounted wash basin and close coupled WC. There are spotlights to the ceiling, a central heating towel rail, a uPVC obscure double glazed window to the rear elevation and tiled effect click flooring.

OUTSIDE

The front of the property provides two car parking via the block paved driveway where a timber side gate leads to the larger than average rear garden. The garden is fully enclosed and mainly laid to lawn with a block paved patio area to the back of the house with lighting and an outside water tap. There is a detached sectional garage with timber double doors to the front, a timber side door and timber framed window.

FIXTURES AND FITTINGS

All integrated appliances, light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council.





PROPERTY MISDESCRIPTION

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