



26 Glover Road, Scunthorpe, DN17 1AS

New £200,000



- 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.









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