



2a Ashby Road, Scunthorpe

£425,000 Freehold

AN OUTSTANDING MODERN DETACHED HOUSE • IMPRESSIVE SIZE EXTENDING TO 3850 SQ FT • PRIVATE TOWN CENTRE LOCATION • EXTREMELY VERSATILE ACCOMMODATION ARRANGED OVER 3 FLOORS • 7 DOUBLE BEDROOMS WITH 5 EN-SUITES • FINE MAIN LOUNGE • OPEN PLAN LIVING/DINING KITCHEN • SUBSTANTIAL REAR GATED DRIVEWAY & DOUBLE GARAGE (6.25m x 5.4m) • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

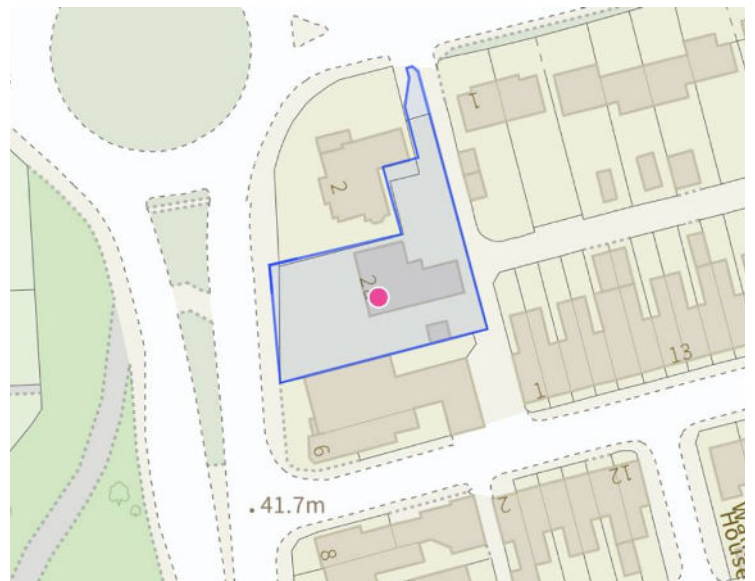
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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Central Reception Hallway

12' 7" x 10' 6" (3.84m x 3.19m)

Front uPVC double glazed entrance door with adjoining side and top light, staircase leads to the first floor accommodation with open steel balustrading and matching newel post, attractive laminate flooring and doors to;

Cloakroom

3' 3" x 6' 2" (0.98m x 1.88m)

Modern suite in white comprising a low flush WC, wall mounted wash hand basin with tiled splash back and tiled flooring and ceiling extractor.



Living Room

19' 8" x 13' 1" (6.00m x 4.00m)

Enjoys a dual aspect with front and side vertical sliding uPVC double glazed sash windows, handsome fireplace with a central cast iron gas fire on a stone flagged hearth, brick surround and stone mantel and TV point.





Living/Dining Kitchen

28' 3" x 13' 1" (8.60m x 3.98m)

Enjoying a multi aspect with surrounding vertical sliding uPVC double glazed sash windows. The kitchen enjoys an extensive range of modern fitted furniture with a bevelled edge with brushed aluminium style pull handles enjoying a complementary patterned worktop with tiled splash backs that incorporates a stainless steel sink unit with drainer to the side and block mixer tap, four ring electric hob with oven beneath and overhead canopied extractor, central breakfasting island, integrated dishwasher, space for an American style fridge freezer, tiled flooring, TV point, inset ceiling spotlights and large built-in pantry with fitted shelving and tiled flooring.



Utility Room

14' 8" x 5' 7" (4.47m x 1.69m)

Side vertical sliding uPVC double glazed sash window, rear uPVC double glazed entrance door leading to the driveway, tiled flooring, matching furniture to the kitchen with a patterned top with plumbing and space for an automatic washing machine and dryer and an internal door back through to the entrance hallway.





Ground Floor Bedroom 7

14' 9" x 13' 1" (4.50m x 4.00m)

Side vertical sliding uPVC double glazed sash window, TV point and doors to;

En-Suite Shower Room

6' 1" x 8' 5" (1.85m x 2.57m)

Enjoys a low flush WC, pedestal wash hand basin and shower cubicle with glazed screen.

First Floor Impressive Central Landing

23' 11" x 10' 5" (7.28m x 3.18m)

Has a dual aspect with front and side vertical sliding uPVC double glazed sash window, continuation of open spell balustrading, staircase leads to the second floor, built-in airing cupboard with cylinder tank and doors to;

Master Bedroom 1

16' 5" x 13' 1" (5.00m x 4.00m)

Front uPVC double glazed vertical sliding sash window, TV point and door leads through to;

Dressing Room

11' 6" x 6' 10" (3.50m x 2.08m)

TV point and doors through to;





En-Suite Bathroom

11' 6" x 5' 10" (3.50m x 1.78m)

Rear vertical sliding uPVC double glazed sash window, quality suite in white providing a low flush WC, pedestal wash hand basin, panelled bath with tiled surround, walk-in shower cubicle with overhead mains shower, glazed screen and tiled walls and French tiled effect cushioned flooring.

Front Double Bedroom 2

13' 4" x 13' 1" (4.07m x 3.98m)

Front uPVC double glazed sliding sash window and doors through to;

En-Suite Shower Room

9' 0" x 4' 3" (2.75m x 1.30m)

Enjoys a modern suite in white comprising a low flush WC, pedestal wash hand basin, shower cubicle with mains shower and glazed screen and lino flooring.

Double Bedroom 3

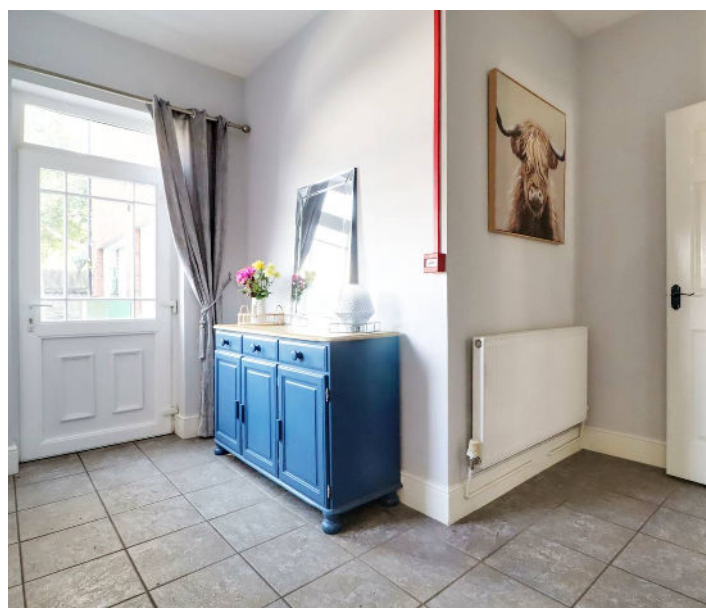
14' 6" x 13' 1" (4.42m x 3.98m)

Side vertical sliding uPVC double glazed sash window and doors through to;

En-Suite Shower Room

8' 6" x 5' 7" (2.60m x 1.70m)

Side vertical sliding uPVC double glazed sash window, modern suite in white comprising a low flush WC, pedestal wash hand basin, corner shower cubicle with mains shower and glazed screen and cushioned flooring.





Rear Double Bedroom 4/Games Room

18' 4" x 17' 8" (5.58m x 5.38m)

Enjoys a dual aspect with rear and side vertical sliding uPVC double glazed sash windows, TV point, loft access and doors through to;

En-Suite Shower Room

Enjoys a modern suite comprising a low flush WC, pedestal wash hand basin, shower cubicle with mains shower and glazed screen and lino flooring.

Second Floor Landing

19' 2" x 5' 2" (5.85m x 1.58m)

Rear double glazed Velux roof light, continuation of open spell balustrading and doors through to;

Double Bedroom 5

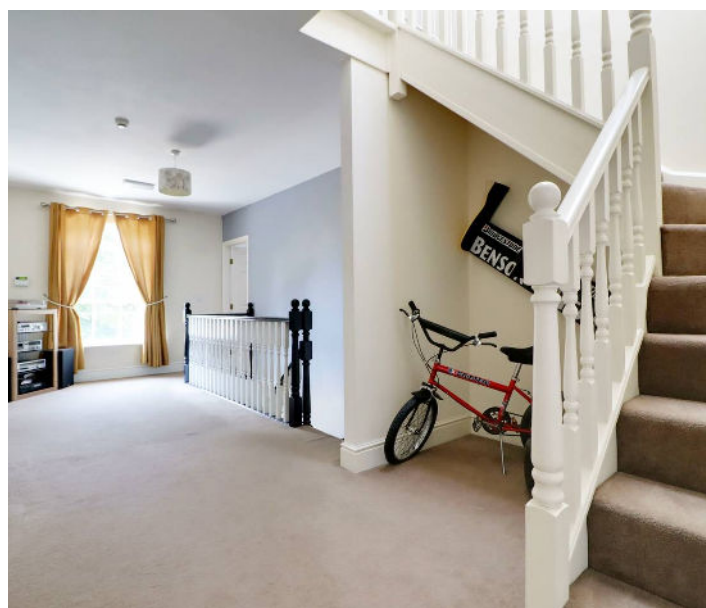
19' 2" x 13' 1" (5.85m x 4.00m)

Enjoys a dual aspect with side vertical sliding uPVC double glazed sash window, twin rear double glazed Velux roof lights, loft access and TV point.

Double Bedroom Bedroom 6

19' 2" x 10' 9" (5.85m x 3.28m)

Side vertical sliding double glazed sash window and a rear double glazed Velux roof light.





Family Shower Room

7' 9" x 7' 2" (2.35m x 2.18m)

Rear double glazed Velux roof light, modern suite in white comprising a low flush WC, pedestal wash hand basin, shower cubicle with mains shower and glazed screen and lino flooring.

Grounds

The property enjoys a central town location yet on an extremely private plot having vehicular access to the rear via large decorative wrought iron gates onto a substantial block paved driveway allowing parking for an excellent number of vehicles with room for a caravan or motor home if required and allowing direct access to the double garage. Lawned gardens are found to the front and side ideal for a family being fully enclosed and private.

Double Garage

17' 9" x 20' 6" (5.40m x 6.25m)

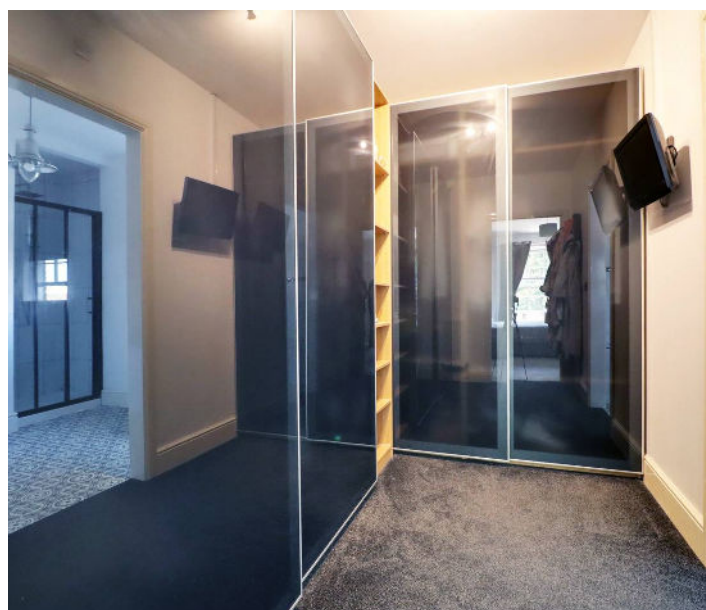
The property enjoys the benefit of an integral double garage with twin doors and rear personal door and benefits internally from power and lighting.

Double Glazing

The property benefits from full uPVC double glazed windows and doors.

Central Heating

There is a gas fired central heating system to radiators.









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