



**Laburnum Grove, Scunthorpe DN16 2HJ**

**welcome to**

**Laburnum Grove, Scunthorpe**

A well-presented three-bedroom semi-detached home occupying a desirable corner plot, featuring a spacious lounge, modern kitchen, utility room, and a good-sized front and rear garden with driveway.



### **Entrance Hall**

Double-glazed front entrance door, double-glazed two windows, radiator, and a storage cupboard.

### **Lounge**

Double-glazed window to front aspect, double-glazed French doors to rear garden, log burner, and two radiators.

### **Kitchen**

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work surfaces, Range cooker, extractor hood, some tiling to the walls, double-glazed window to rear aspect, and a door to rear garden.

### **Utility Room**

Plumbing for a washing machine, work surfaces, double-glazed window, WC, and a door to rear garden.

### **Landing**

Stairs from entrance hallway, double-glazed window and access to boarded loft.

### **Bedroom One**

Double-glazed window to front aspect, fitted wardrobes, and a radiator.

### **Bedroom Two**

Double-glazed window to rear aspect, cupboard housing central heating boiler, and a radiator.

### **Bedroom Three**

Double-glazed window to front aspect, fitted wardrobes, and a radiator.

### **Bathroom**

Double-glazed window to rear aspect, bath with a shower over, two wash hand basins with vanity unit, and WC.

### **Front Garden**

The front garden is predominantly laid to lawn, with a driveway providing off-road parking and mature hedging forming the boundary.

### **Rear Garden**

A triangular-shaped rear garden, predominantly laid to lawn, featuring a patio seating area, a timber shed, and enclosed by timber fencing, with an integrated store accessed from the rear garden.



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## Laburnum Grove, Scunthorpe

- Three-bedroom semi-detached home
- Situated on a desirable corner plot
- Utility room
- Driveway providing off-road parking
- Triangular-shaped rear garden with patio area

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT111985 - 0002

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