



**Kingston Road, Scunthorpe DN16 2BE**

**welcome to**

**Kingston Road, Scunthorpe**

Well-presented three-bedroom semi-detached home on Kingston Road, featuring a spacious lounge, kitchen/breakfast room, utility, downstairs WC, integral garage, and a generous rear garden.



**Entrance Hall**

Double-glazed front entrance door, under-stairs cupboard, double-glazed window, and a radiator.

**Lounge**

Two double-glazed windows, and a radiator.

**Kitchen/Breakfast Room**

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work surfaces, extractor hood, radiator, and laminate flooring.

**Utility Room**

Base cupboards, work surfaces, sink and drainer, plumbing for a washing machine, double-glazed door to front and double-glazed door to rear.

**Cloakroom**

WC and wash hand basin.

**Landing**

Stairs from entrance hallway, and double-glazed window.

**Bedroom One**

Three double-glazed windows, radiator, and laminate flooring.

**Bedroom Two**

Three double-glazed windows, radiator, and laminate flooring.

**Bedroom Three**

Three double-glazed windows, radiator, and laminate flooring.

**Bathroom**

Double-glazed window, double ended bath with a shower over, wash hand basin with vanity unit, WC, and tiling to the walls.

**Integral Garage**

Garage with up & over door, power supply and lights.

**Front Garden**

Pebbled driveway leads to the garage, and laid to lawn area.

**Rear Garden**

Good sized laid to lawn garden with a timber shed.



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welcome to

## Kingston Road, Scunthorpe

- Three-bedroom semi-detached home
- Separate utility room
- Integral garage with power and lighting
- Off-road parking via pebbled driveway
- Generous rear garden with timber shed

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT111955 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01724 868448**



[scunthorpe@williamhbrown.co.uk](mailto:scunthorpe@williamhbrown.co.uk)



16-18 Oswald Road, SCUNTHORPE, South  
Humberside, DN15 7PT



[williamhbrown.co.uk](http://williamhbrown.co.uk)