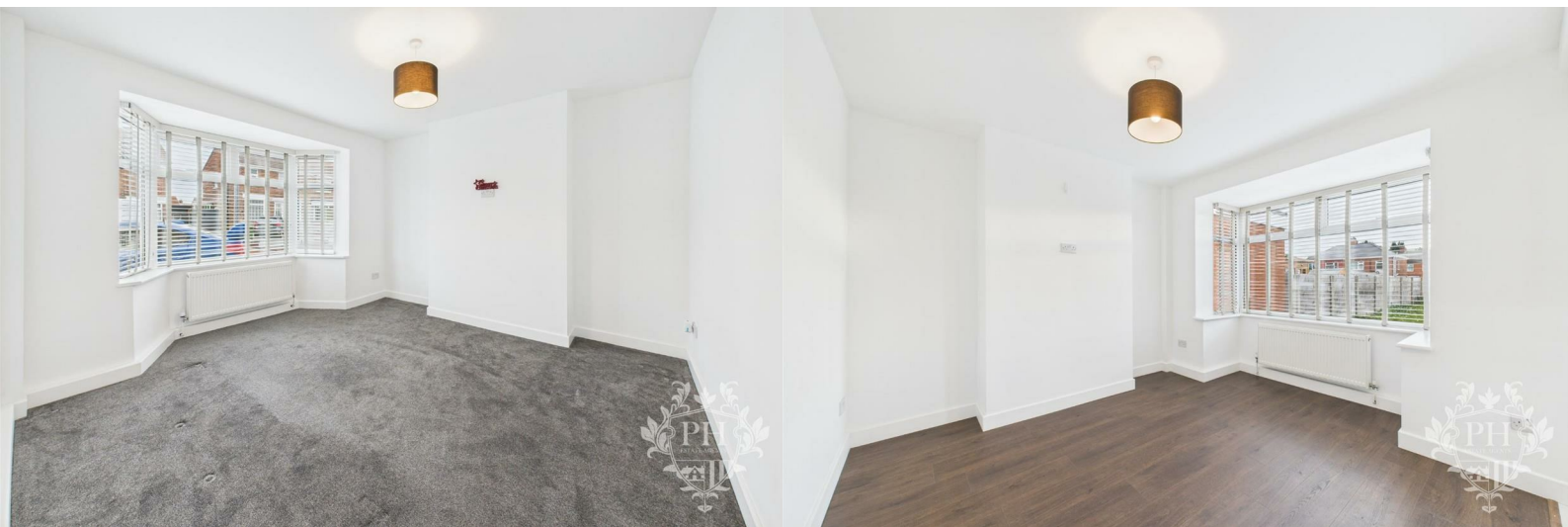




11 Lister Road

, Scunthorpe, DN15 8AE

£950



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HALLWAY

5'10" x 14'6" (1.78m x 4.42m)

Step through the front garden and you'll find yourself in a welcoming, sunlit hallway with a contemporary feel. This inviting space serves as the central hub of the home, offering passage to the spacious reception room, an elegant dining area, a convenient downstairs w.c., and the staircase leading up to the first floor. The hallway is finished with sleek laminate flooring, a modern radiator to keep things cozy, and freshly painted walls that add to the airy, open atmosphere.

RECEPTION ROOM

12'3" x 13'2" (3.73m x 4.01m)

The reception room greets you at the front of the property, filled with natural light pouring in through a large UPVC double glazed bay window. There's plenty of space to accommodate a comfortable two-piece suite, and ample room left over for extra storage or display units. The freshly painted white walls help brighten the atmosphere, while the soft grey carpet underfoot brings a touch of warmth and modern style to the space.

DINING AREA

18'6" x 12'1" (5.64m x 3.68m)

The dining room flows seamlessly from the kitchen, offering a generous area that easily accommodates a large dining table for family meals or entertaining guests. If you prefer a more flexible setup, there's ample room for a smaller table, transforming the remaining space into a cozy second lounge or reception area — perfect for reading, relaxing, or hosting friends. Natural light pours in through a wide UPVC double glazed bay window, casting a soft glow across the room's sleek laminate flooring. The freshly painted white walls make the space feel bright and open, while a modern radiator keeps it comfortable year-round.

KITCHEN

The kitchen features a sleek lineup of light grey, high-gloss wall cabinets, base units, and deep drawers, all fitted with striking gold accessories—elegant handles and a matching gold sink

that add a hint of luxury to the space. Along one wall, there's a built-in electric oven paired with a gas hob and an angled extractor fan above, making cooking both functional and stylish. Natural light pours in through a UPVC double glazed window, while a contemporary radiator keeps things cozy. A door at the far end opens directly onto the back garden, creating a seamless flow to the outdoors. There's ample room for free-standing appliances, and the kitchen is finished with modern tile flooring that's not just practical, but also adds a crisp, clean look underfoot.

GROUND FLOOR W.C

2'7" x 6'4" (0.79m x 1.93m)

The ground floor w.c features a stylish, contemporary two-piece suite, with a sleek hand basin set atop a set of spacious drawers, perfect for organizing toiletries or essentials. The low-level w.c is designed for comfort and modern appeal. Crisp, freshly painted white walls brighten the room, reflecting the abundant natural light that gently filters through a frosted UPVC double glazed window, offering both privacy and warmth. Beneath your feet, polished white floor tiles create a clean, seamless look, complemented by a well-placed radiator to keep the space comfortably warm year-round.

LANDING

2'8" x 7'11" (0.81m x 2.41m)

The landing leads to three generously sized bedrooms, a bright family bathroom, and the loft. This space feels refreshed with crisp white walls, a soft grey carpet underfoot, and a sleek UPVC double-glazed window on the side that invites in natural light.

BEDROOM ONE

12'2" x 11'3" (3.71m x 3.43m)

The first bedroom, positioned at the front of the house, offers a welcoming sense of space that effortlessly fits a double bed along with larger storage furniture. Sunlight pours in through the windows, brightening the freshly painted white walls and reflecting softly off the plush grey carpet underfoot. A radiator, neatly tucked against one wall, keeps the room warm and

cozy year-round. Twin alcoves on either side of the space add both character and practicality—ideal spots for wardrobes, additional shelving, or your own personal décor touches.

BEDROOM TWO

10'10" x 9'10" (3.30m x 3.00m)

The second bedroom, positioned at the rear of the house, offers a welcoming sense of space that effortlessly fits a double bed along with larger storage furniture. Sunlight pours in through the windows, brightening the freshly painted white walls and reflecting softly off the plush grey carpet underfoot. A radiator, neatly tucked against one wall, keeps the room warm and cozy year-round. Twin alcoves on either side of the space add both character and practicality—ideal spots for wardrobes, additional shelving, or your own personal décor touches.

BEDROOM THREE

7'0" x 6'9" (2.13m x 2.06m)

The third bedroom offers enough room for a single bed and a couple of compact storage units, making it ideal for a child or as a guest room. A UPVC double-glazed window lets in plenty of natural light while helping to keep the space warm and quiet. White walls create a clean, airy feel, and the soft grey carpet adds a touch of modern comfort.

FAMILY BATHROOM

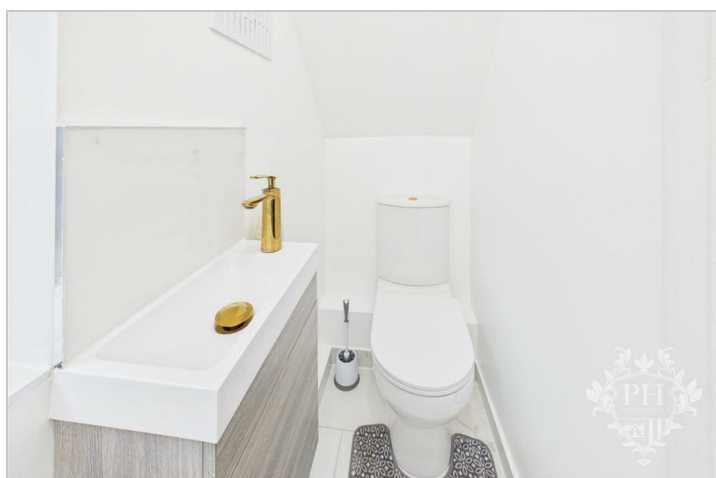
5'9" x 6'1" (1.75m x 1.85m)

The family bathroom features a sleek, contemporary three-piece suite, complete with a deep paneled bath fitted with a

thermostat-controlled shower and a clear glass screen to keep water in check. A stylish hand basin sits beneath the frosted UPVC double-glazed window, letting in soft, natural light while maintaining privacy. The low-level toilet is seamlessly integrated into the room's design. Matching modern tiles cover both the walls and floor, creating a cohesive look, while elegant gold fixtures—taps, towel rails, and accessories—add a touch of warmth and luxury throughout the space.

EXTERNAL

Behind a set of sturdy wooden gates at the back of the property, you'll find a private garage with space to park two or three cars comfortably, ensuring both security and convenience for residents. The expansive rear garden is fully enclosed with fencing, creating a spacious and safe environment that's perfect for relaxing or entertaining outdoors. Located just a short walk from the hospital, nearby park, and a variety of local amenities, the property combines practical features with an ideal, accessible setting.



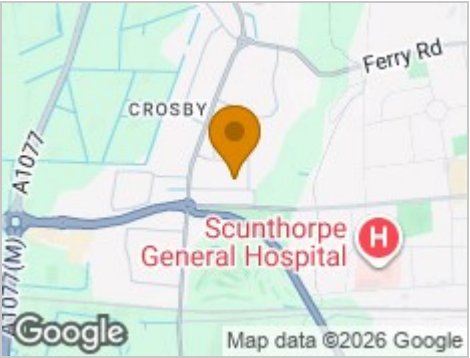
Road Map



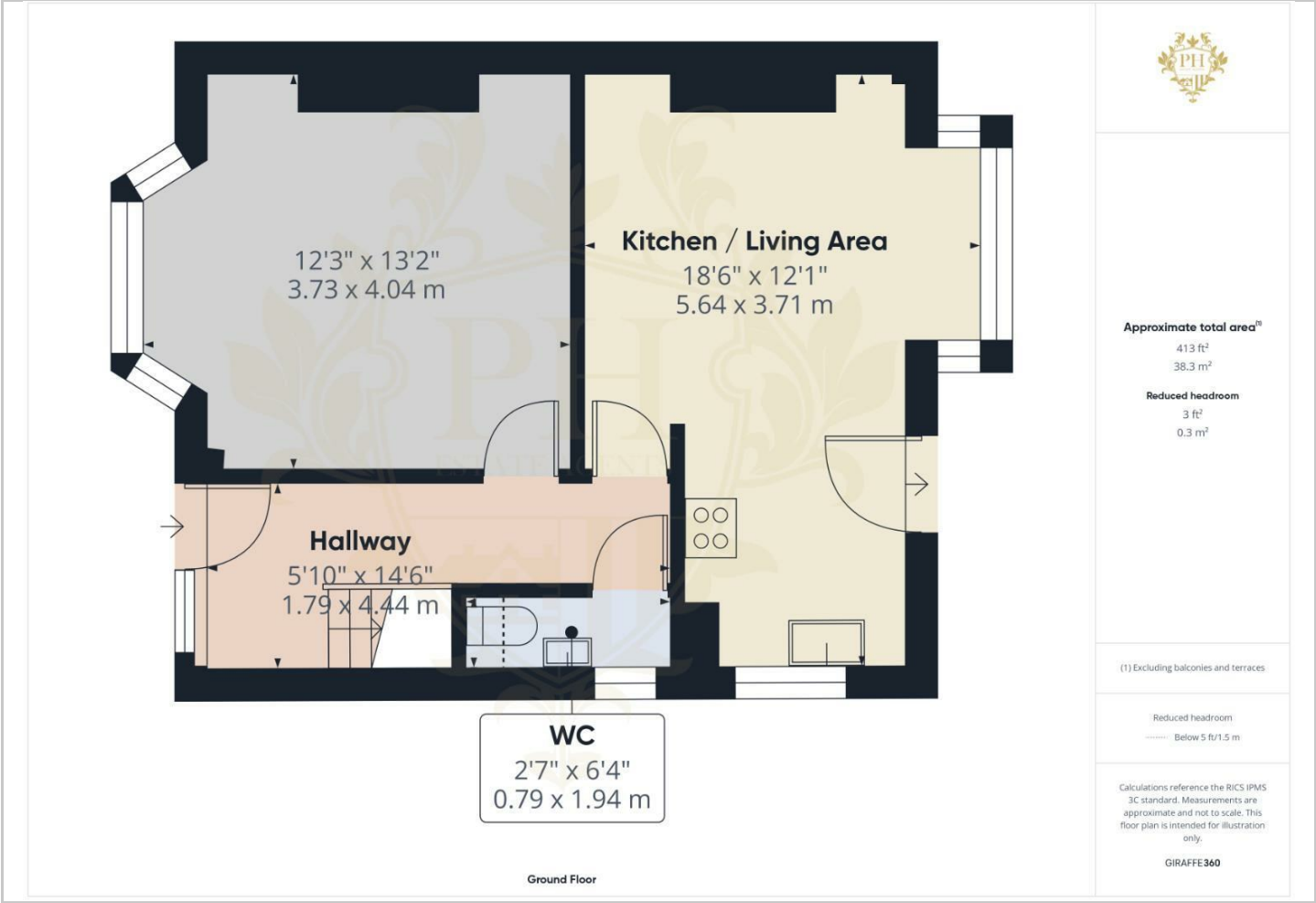
Hybrid Map



Terrain Map



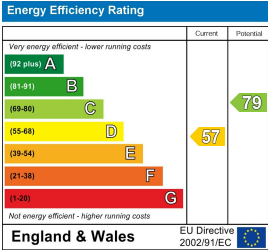
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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