



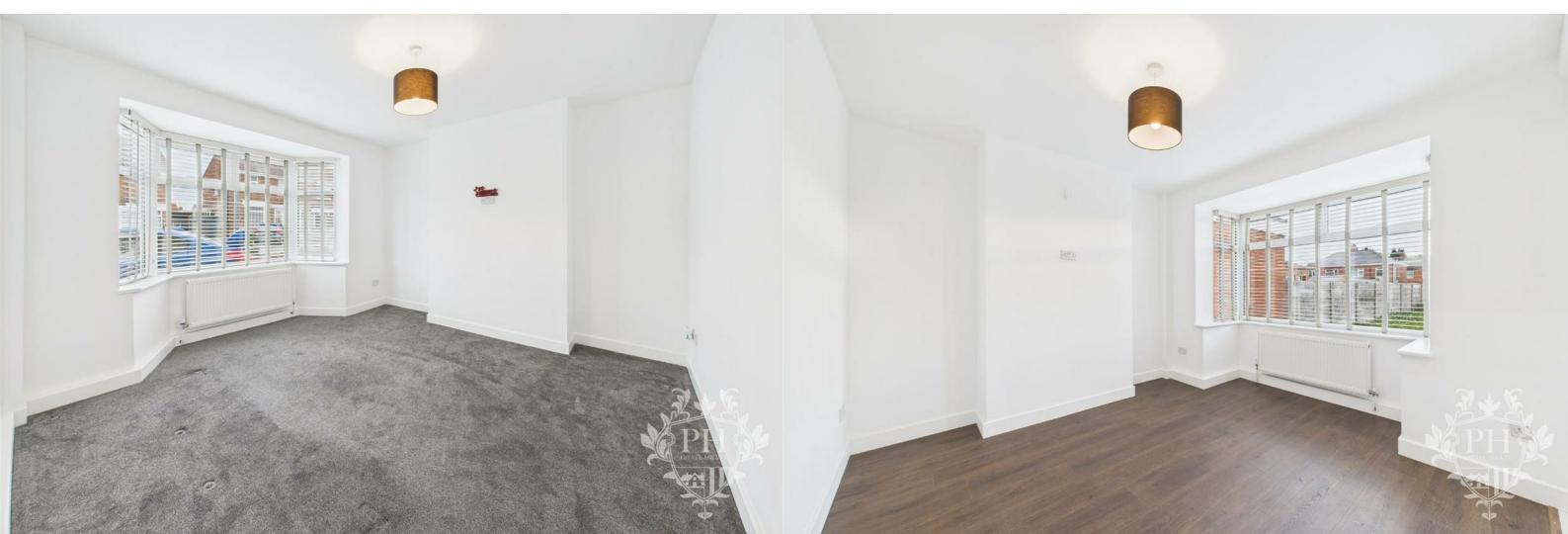
PH ESTATE AGENTS



11 Lister Road  
, Scunthorpe, DN15 8AE

£950

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# 11 Lister Road

Scunthorpe, DN15 8AE

£950



## 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

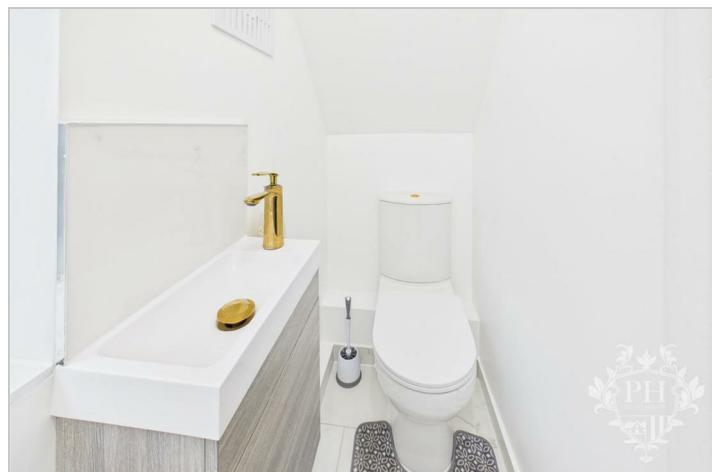
5'9" x 6'1" (1.75m x 1.85m)

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.



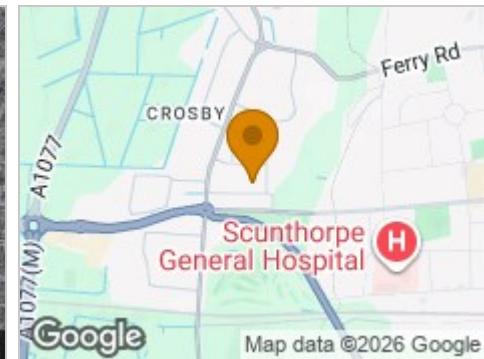
## Road Map



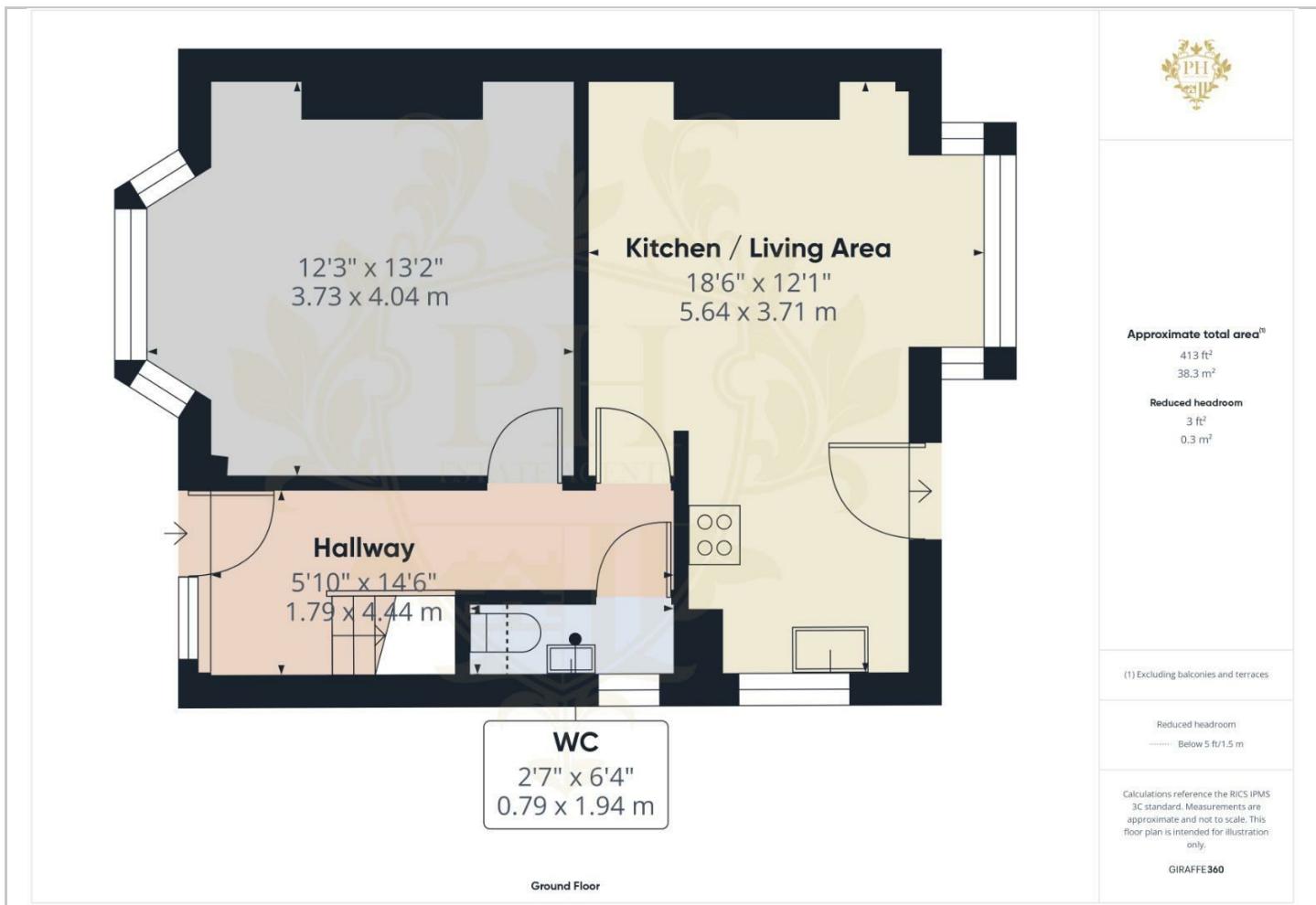
## Hybrid Map



## Terrain Map



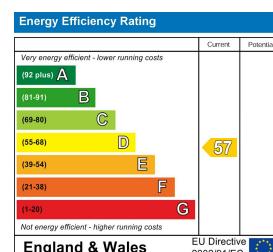
## Floor Plan



## 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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