



17 STOCKSHILL ROAD
SCUNTHORPE, DN16 2LQ

£175,000
FREEHOLD

THREE-BEDROOM FAMILY HOME | TWO RECEPTION ROOMS | BEAUTIFULLY PRESENTED
THROUGHOUT | SPACIOUS EXTENDED FAMILY BATHROOM | STUNNING ENCLOSED REAR
GARDENS | DETACHED GARAGE & DRIVEWAY | SOUGHT-AFTER RESIDENTIAL LOCATION



WWW.BILTONS.CO.UK
01724 642002

17 STOCKSHILL ROAD



DESCRIPTION

Beautifully presented, wonderfully welcoming and boasting a rear garden that's an absolute delight, this fabulous three-bedroom family home on Stocks Hills Road offers the perfect blend of comfortable living, generous space and outdoor charm.

Situated in a popular residential area of Ashby, within easy reach of a fantastic range of local amenities, this is a home that has clearly been loved and cared for, both inside and out.

Approaching the property, a private driveway provides off-road parking and leads towards a detached garage, while the attractive frontage sets the scene for what awaits inside.

Step through the entrance hallway and into the lovely forward-facing living room, where a beautiful bay window draws in plenty of natural light, creating a bright and inviting space to relax. A second reception room, currently enjoyed as a dining room, provides a wonderful setting for family meals, entertaining or simply gathering together at the end of the day.

The generously proportioned kitchen offers plenty of space for everyday family life, completing a practical and well-balanced ground-floor layout.

Upstairs, the first floor continues to impress with two excellent double bedrooms and a further single bedroom, ideal as a child's bedroom, nursery or home office.

One of the real surprises is the larger-than-average family bathroom. Thoughtfully extended to create a wonderfully spacious room, it features a corner shower bath with plenty of additional floor space – a fantastic addition to this lovely home.

A Garden Worth Falling in Love With

And then there's the garden...

An absolute highlight of this property, the beautifully maintained rear garden offers a gorgeous combination of established greenery, open lawn and inviting areas to sit back and enjoy the outdoors.

A lovely lawn provides space for children to play, while a charming pond adds character and tranquillity to the setting. At the far end of the garden, an elevated decking area complete with gazebo creates the perfect little retreat for summer evenings, outdoor dining or enjoying a glass of something cold as the sun goes down.

Wonderfully enclosed and enjoying a real sense of privacy, it's the sort of garden you'll find yourself spending every possible moment in.

A beautifully cared-for home with versatile living accommodation, fantastic outdoor space and a convenient location. Stocks Hills Road is a property that offers so much more than first meets the eye – and one that really deserves to be seen in person.

ENTRANCE HALLWAY

LIVING ROOM

DINING ROOM

KITCHEN

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

EXTERNALLY

The front of the property has a dwarf brick wall with mature shrubs and a concrete driveway providing off street parking for two vehicles which leads to the shared driveway providing access to the detached garage. The rear garden is fully enclosed, laid to lawn, patio area, greenhouse, pond, vegetable patch and a gazebo.

17 STOCKSHILL ROAD







17 STOCKSHILL ROAD

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

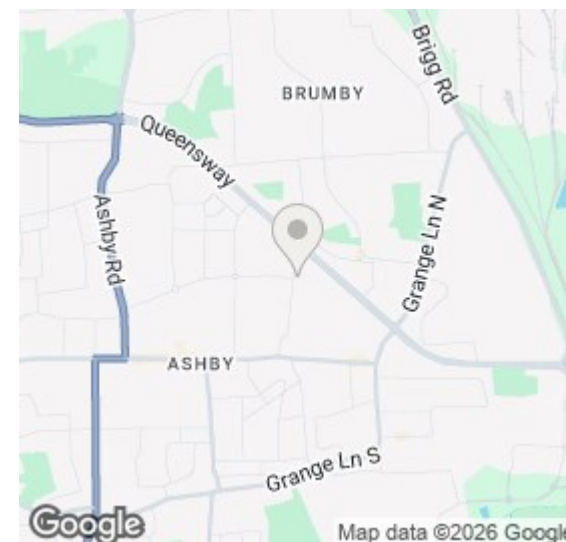
Floor Area – 1044.00 sq ft

Tenure – Freehold





17 Stockhill Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	61	73

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>

BILTONS
THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002