



## 3 bed semi-detached house to buy in DN16

St. Johns Road, Scunthorpe, Lincoln, Lincolnshire, DN16 2NQ

**£85,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Sold via 'Secure Sale'
- ✓ Two bedrooms and box room
- ✓ Utility room and first floor
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Intermittent

## Arrange a viewing

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Branch Manager  
North Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. - STARTING BID £90,000\*\***

A semi-detached house on St. Johns Road offering two bedrooms and a box room. Available with no onward chain.

The ground floor comprises a porch, hallway, living room, kitchen/diner and utility room and a bathroom.

To the first floor are two bedrooms and a box room.

Outside, there are front and rear gardens together with a garage to the rear.

This property is offered for sale by the Modern Method of Auction. Terms and conditions apply.

Ground Floor

Porch

In uPVC double glazed surround with double doors and entering into the entrance hallway.

Entrance Hallway

With stairs leading access to the first floor accommodation.

Living Room

3.61m x 3.64m

With a uPVC double glazed front bay window, radiator, dado railing and a timber mantle piece.

Kitchen-Diner

2.9m x 3.88m

With a range of wall and base units incorporating a basin with a mixer tap, cooker with a four-ring gas hob and extractor. Complete with partial tiling, uPVC double glazed rear window and ample dining space.

#### Utility Room

1.94m x 1.73m

With space and plumbing for a washing machine, the "Ideal" combination boiler, two uPVC double glazed windows and a door leading access to the rear garden.

#### Bathroom

An attractive 3-piece suite comprising of a bath with a shower head attachment, w.c and a pedestal basin. Complete with partial tiling and a uPVC double glazed frosted window.

#### First Floor

##### Landing

##### Bedroom 1

4.6m x 2.86m

With two uPVC double glazed front windows and a radiator.

##### Bedroom 2

2.92m x 2.62m

With a uPVC double glazed rear window and a radiator.

##### Box Room/Bedroom 3

1.82m x 1.81m

With a uPVC double glazed rear window and a radiator.

#### Gardens

The property is situated on front and rear gardens, with the front garden being secluded by hedging and a shared paved driveway to the side of the property providing access to the detached garage. The rear garden is predominantly laid to lawn and surrounded by timber fencing on all sides.

#### Garage

A detached garage with double doors located in the rear garden.

#### NOTE

We understand the driveway to the side of the property is shared with the neighbour. Interested parties are advised to make their own enquires.

#### Broadband & Mobile Phone Coverage

Please use the following link to check the mobile phone and broadband coverage for this property.

#### Services

We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

#### Council Tax Band A

This information was obtained on the 12th May 2026 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

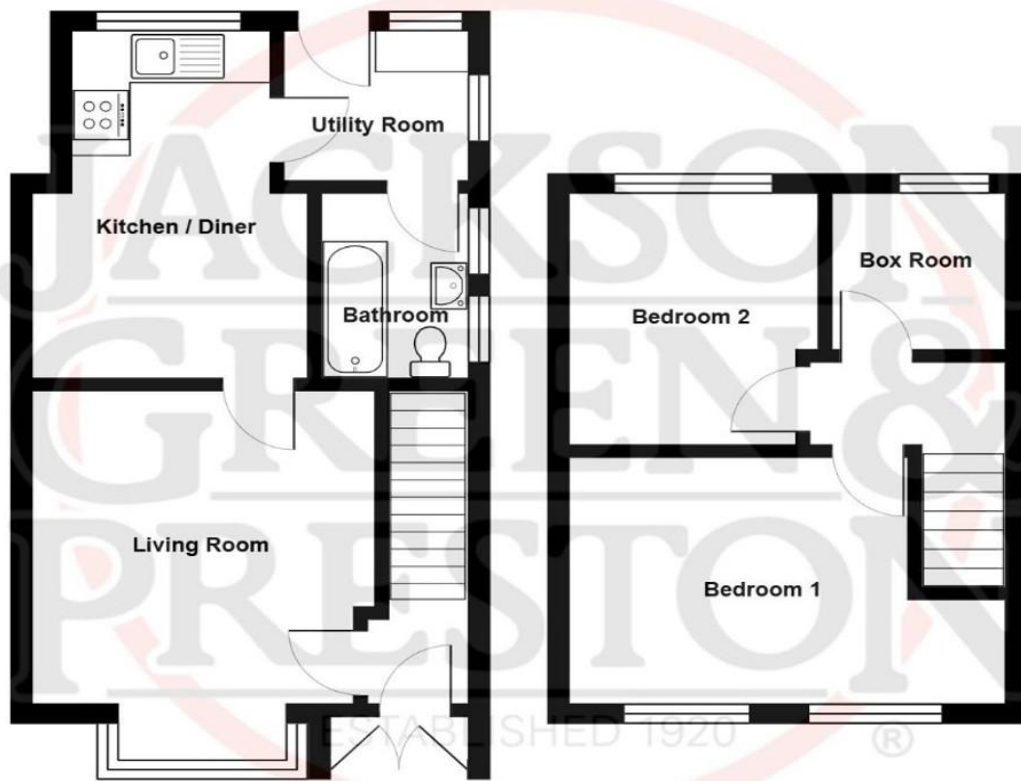
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Intermittent



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

St. Johns Road, Scunthorpe, Lincoln, Lincolnshire, DN16 2NQ

Contact your local branch today for more information on this property:

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