



**18 Fieldfare Close, Scunthorpe  
DN16 3GG  
Offers Over £300,000**

**\*\* NO CHAIN \*\*** Immaculately presented by the current owners, Bella Properties welcomes to the market this deceptively spacious four bedroom detached home. Boasting three reception rooms, four good sized bedrooms and two bathrooms, this home is ideal for a growing family.

The property itself briefly comprises of the entrance hallway, living room, open plan kitchen/diner, utility, W/C, sitting room and conservatory on the ground floor, with the landing, all four bedrooms, en-suite and family bathroom on the first floor. Externally, there is off road parking for multiple vehicles to the front of the property, an integral garage and a well presented rear garden which is laid to lawn with patio area, ideal for entertaining.

In the sought after area of Bottesford, Scunthorpe, close to local amenities including schools, shops and transport links, viewings for this home are available now and come highly recommended!





**Hallway** 4'9" x 12'11" (1.46 x 3.95)

Entrance to the property is via the front door and into the hallway. Vinyl effect flooring throughout with coving to the ceiling, central heating radiator and internal doors leading to the kitchen/diner, W/C and under stairs storage cupboard.

**Living Room** 17'5" x 11'5" (5.33 x 3.49)

Laminate flooring with coving to the ceiling and central heating radiator. Includes gas fireplace set on marble surround and uPVC bay window facing to the front of the property. Double doors lead to the kitchen/diner.

**Kitchen/Diner** 20'11" x 10'11" (6.39 x 3.33)

Entrance from the hallway or living room. Vinyl effect flooring with coving to the ceiling and central heating radiator. Base height and wall mounted units with complimentary counters and tiled splashbacks, integrated dishwasher, integrated oven with grill, hob and overhead extractor fan. uPVC window and sliding doors face the rear garden.

**Utility** 6'1" x 4'8" (1.86 x 1.44)

Vinyl effect flooring with base height units, complimentary counters, tiled splashbacks and space and plumbing for white goods. Internal door leads to the sitting room.

**W/C** 4'0" x 6'4" (1.24 x 1.95)

A two piece suite consisting of toilet and sink. uPVC window faces to the front of the property.

**Sitting Room** 14'9" x 7'5" (4.52 x 2.27)

Laminate flooring with coving to the ceiling and central heating radiator. uPVC sliding doors lead to the conservatory.

**Conservatory** 10'0" x 6'5" (3.05 x 1.98)

A lovely additional seating area with brick based construction, laminate flooring and uPVC windows and French doors to the rear garden.

**Landing**

Carpeted with internal doors leading to all four bedrooms, family bathroom and storage cupboard.

**Bedroom One** 11'2" x 10'11" (3.42 x 3.35)

Wooden flooring with central heating radiator and uPVC bay window facing to the front of the property. Includes built in storage and internal door leading to the en-suite.

**En-Suite** 7'2" x 7'5" (2.19 x 2.28)

Wooden flooring with uPVC window facing to the side of the property. A three piece suite consisting of toilet, sink and shower cubicle.

**Bedroom Two** 9'8" x 9'11" (2.95 x 3.04)

Vinyl effect wood flooring with central heating radiator and uPVC window facing to the rear of the property. Includes built in storage.

**Bedroom Three** 9'2" x 9'10" (2.8 x 3.02)

Carpeted with central heating radiator and uPVC window facing to the front of the property.

**Bedroom Four** 7'8" x 8'3" (2.36 x 2.52)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Includes built in storage.

**Bathroom** 6'9" x 6'1" (2.07 x 1.86)

Vinyl effect flooring with heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink with vanity unit.

**External**

To the front of the property is a block paved and gravel driveway with ample off road parking. The driveway leads to the integral garage which measures 4.83m x 2.27m and a path down the side of the property leads to the rear garden. The rear garden is west facing and has a block paved area which is ideal for entertaining, and a well maintained lawned garden with established shrubs and storage shed.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

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		
	71	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

