



**18 Astley Crescent
Scotter, DN21 3SL
£280,000**

Bella
properties

Fantastic opportunity to purchase this three bedroom well presented detached property found in the delightful village of Scotter. This home boasts two reception rooms, three good sized bedrooms, plenty of outdoor space and a garage. Ideally located close to Scotter's amenities as well as transport links to further afield Scunthorpe, Gainsborough and Lincoln, this home is ideal for a family who want a rural lifestyle while still being able to commute.

The property itself briefly comprises of an entrance hallway, living room, dining room and kitchen on the ground floor, with the landing, three bedrooms and family bathroom found on the first floor. Externally, you will find a driveway for off road parking, and well presented lawned gardens to both the front and rear, with established shrubs and borders, and a lovely enclosed patio seating area, ideal for entertaining.

Viewings are available straight away and come highly recommended to appreciate this lovely, family home!



Hallway 7'9" x 11'10" (2.38 x 3.62)

Entrance to the property is via the front uPVC door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the living room, kitchen and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

Living Room 9'11" x 16'11" (3.03 x 5.16)

Carpeted with coving to the ceiling, central heating radiator and gas fireplace set on marble and wood effect surround. uPVC window faces to the front of the property. Archway leads to the dining room.

Dining Room 8'11" x 11'10" (2.73 x 3.62)

Carpeted with coving to the ceiling, central heating radiator and uPVC French doors to the rear garden.

Kitchen 8'11" x 12'10" (2.73 x 3.92)

Custom made kitchen by DSK with tiled flooring, coving to the ceiling, central heating radiator, uPVC window to the rear and external door giving rear access. Base height and wall mounted units with complimentary wooden counters and splashbacks, integral oven and grill with hob and overhead extractor fan, integral washing machine, and space for American style fridge freezer.

Landing 13'4" x 2'10" (4.07 x 0.87)

Carpeted with internal doors leading to the three bedrooms and family bathroom.

Bedroom One 8'11" x 15'0" (2.73 x 4.58)

Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and uPVC window facing to the rear of the property.

Bedroom Two 9'10" x 11'4" (3.02 x 3.47)

Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and uPVC window facing to the front of the property.

Bedroom Three 6'8" x 13'6" (2.05 x 4.13)

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

Bathroom 9'8" x 8'10" (2.96 x 2.71)

Laminate effect wooden flooring, coving to the ceiling, built

in storage cupboard, central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of toilet, sink with vanity unit and double shower cubicle.

External

To the front of the property is a lawned and gravelled garden with established shrubs and borders, and a driveway leading to the front of the property and the attached garage with new up and over door. Access to the rear is down the side of the property, through a wooden gate, where you will find a lovely presented lawned garden with established shrubs, flowers and borders, enclosed patio seating areas absolutely ideal for entertaining with gazebo. Also in the rear is a shed for storage and workshop with electrics.

Disclaimer

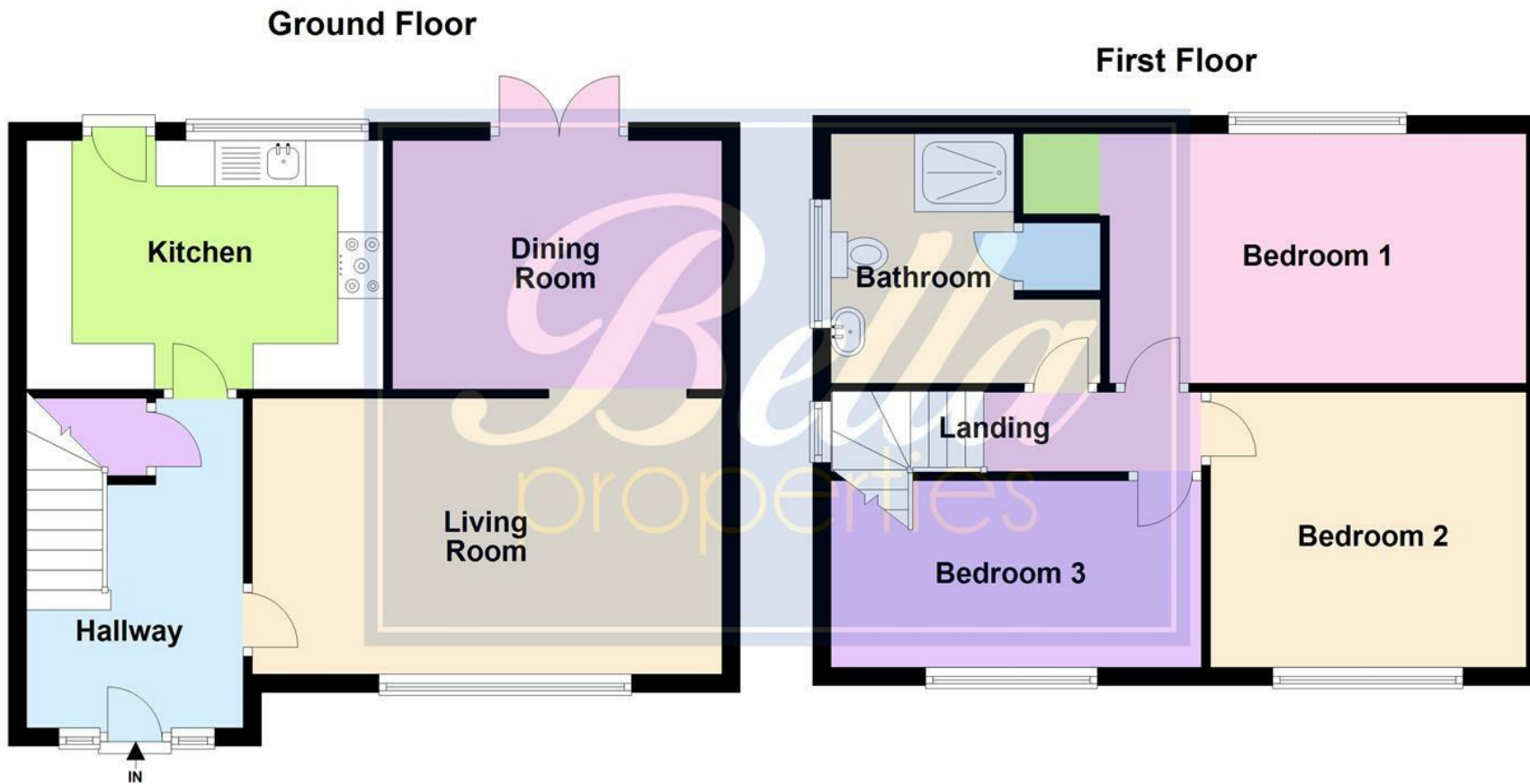
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NO WORKING
during
DRINKING HOURS

Whalecome



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.