



**68 Manor Road, Scunthorpe
DN16 3PA
Offers In The Region Of £349,000**

This amazing opportunity has arisen to purchase this FIVE bedroom detached house located in the always sought after location of Bottesford, on Manor Road. Perfect for a family with lots of living space inside and out, ready to move straight in. Set to a high standard throughout, boasting downstairs WC, utility, master bedroom and three bathrooms. Close to Bottesford's amenities including shops, local schools and transport links to further afield.

The property briefly comprises of the entrance porch, hallway, living room, kitchen/diner, bedroom/study, utility and W/C on the ground floor. Landing, master bedroom, en-suite, three bedrooms and bathroom on the first floor. Externally, offers an extremely generous sized rear garden as well as ample parking space to the front, detached garage and patio space for entertainment.

Viewings are now available for this home and come highly recommended!



Entrance Porch

Entrance to the property is via the porch door into the front door.

Hallway 11'10" x 6'2" (3.63 x 1.89)

Wooden flooring throughout with central heating and Internal doors leading into the living room, bedroom/study, kitchen and carpeted stairs to the first floor.

Living Room 15'5" x 11'10" (4.70 x 3.63)

Carpeted throughout with central heating radiator and coving to the ceiling. Open planned into the kitchen/diner with uPVC window faces to the front.

Kitchen/Diner 11'7" x 28'8" (3.54 x 8.75)

A variety of base height and wall mounted units with complementary counters, tiled splashbacks and island breakfast bar. Integrated sink and drainer and dishwasher with space for plumbing and white goods. Wooden flooring throughout with central heating radiator. Coving and spotlights to the ceiling. Internal door leads into the utility with uPVC window and patio door to the rear garden.

Bedroom/Study 15'8" x 9'11" (4.79 x 3.03)

Wooden flooring throughout with central heating radiator and coving to the ceiling. uPVC window faces to the front.

Utility

Tiled flooring throughout with counters and tiled splashbacks, integrated sink and drainer. Internal door leads into the downstairs WC. uPVC window faces to the side and rear garden with external door giving access from the side.

WC

Downstairs toilet.

Landing

Carpeted throughout with doors leading into the master bedroom complete with en-suite, three bedrooms and family bathroom.

Master Bedroom 21'4" x 9'8" (6.52 x 2.97)

Carpeted throughout with two central heating radiators, built in storage wardrobes, drawers and dressing table. Internal door leads into the en-suite. Part coving to the ceiling with uPVC window faces to the front.

En-Suite 7'1" x 8'2" (2.17 x 2.50)

Entrance from the master bedroom, three piece suite consisting of the toilet, sink and shower. Tiled flooring and splashbacks throughout with towel wall radiator. uPVC window faces to the rear garden.

Bedroom Two 11'7" x 10'10" (3.55 x 3.32)

Carpeted throughout with central heating radiator and coving to the ceiling. uPVC window faces to the rear garden.

Bedroom Three 11'11" x 10'11" (3.64 x 3.33)

Carpeted throughout with central heating radiator and coving to the ceiling. uPVC window faces to the front.

Bedroom Four 9'0" x 7'3" (2.76 x 2.23)

Carpeted throughout with uPVC window faces to the front.

Bathroom 6'9" x 7'7" (2.08 x 2.33)

Three piece suite consisting of the toilet sink and bath with overhead shower and towel wall radiator. Tiled flooring and splashback throughout. uPVC window faces to the rear garden.

External

To the front of the property is a driveway offering ample off road parking with shrubs and borders. To the rear is a detached brick built garage with power and an extremely generously sized garden which is mainly laid to lawn with established shrubs, borders and trees, and patio area, perfect for entertaining. Large carport with outdoor electrics with an excellent level of privacy with a non-overlooked position.

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.

