



**Offers in the region of £215,000**

**TENURE : FREEHOLD**

**Scotter Road , DN15**

**Bedrooms : 3**

**Bathrooms : 3**

**Reception Rooms : 2**

**Sought after location**

**Extended family home**

**Opens to Kingsway Nature Reserve**

**Off road parking & garage**

**En-suite Bathroom to Master Bedroom**

**Family shower room**

**Louise Oliver Properties Limited**  
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Welcome to your dream family home at Scotter Road, Scunthorpe, nestled in the highly coveted Berkeley area and presented by Louise Oliver Properties. This extended three-bedroom residence offers the perfect blend of modern comfort and convenience, all within reach of excellent amenities and scenic surroundings.

Situated within walking distance of esteemed local schools, lush parks, the national motorway service, and Gallagher retail park, this property boasts an enviable location. As if that wasn't enough, the rear aspect treats you to breathtaking views overlooking the serene Kingsway nature reserve. Step inside and discover a home designed for family living. Extended living areas on both the ground and first floor provide ample space for relaxation and entertainment. The ground floor features an open-concept layout seamlessly connecting the modern fitted kitchen, dining room, and family room. Additionally, a spacious front lounge with a bay front window and fireplace offers a cozy retreat. Convenience meets style with a ground floor cloakroom boasting a low-level flush toilet and space-saving hand basin. Ascend to the extended first floor to find luxurious accommodation, including a master bedroom with modern fitted wardrobes and panoramic views of Kingsway Nature Reserve. The master bedroom opens to a large en-suite bathroom adorned with stylish fixtures and fittings. Two additional bedrooms, one with a bay-fronted window, provide comfortable quarters for family or guests. Completing the first floor is a family shower room featuring a modern corner mains-fed shower enclosure and a back-to-wall concealed waste vanity unit. Outside, off-road parking with ample space for multiple vehicles awaits, along with gated access to the rear garden. Here, you'll find a detached garage, raised patio, wood deck, and a lush lawn. Gated access to the nature reserve adds a touch of tranquility to this already idyllic setting.

Don't miss your chance to make this exceptional property your own. Schedule a viewing today and prepare to fall in love with your new family home.

**Porch** *1.91m x 1.06m*

The generously proportioned front aspect porch offers ample storage for outerwear, providing a convenient space to organize essentials. Its welcoming features include a uPVC single door for easy entry, surrounded by full double glazing on all sides to flood the area with natural light.

**Entrance Hall**

The entrance hall, extending gracefully from the front entrance porch, welcomes you with polished tiled flooring and a radiant atmosphere. A uPVC single door with glazed panels adorns one side, inviting natural light to dance across the space. Illuminated by ceiling lighting, the hall is adorned with a radiator for comfort. It graciously offers access to the lounge, kitchen, and cloakroom, as well as a staircase leading to the first floor.

**Lounge** *4.97m x 3.61m*

The inviting front aspect of the house features a charming bay-fronted lounge, boasting leaded double glazed windows that bathe the room in natural light. Inside, you'll find elegant wooden flooring complemented by a cozy gas fire resting on a luxurious marble hearth and mantle. Comfort is ensured with a radiator, while ceiling lighting adds a warm ambiance to the space.

**Cloakroom** *1.37m x 0.73m*

The ground floor cloakroom boasts a space-saving rectangular wall-hung hand basin with convenient single-door storage underneath, ensuring functionality without sacrificing style. A low-level flush toilet completes the ensemble, while a side aspect obscure glazed window provides privacy and natural light. The polished tiling on both walls and flooring adds a touch of sophistication, complemented by ceiling lighting to illuminate the space.

**Kitchen** *5.61m x 1.91m*

The expansive family kitchen seamlessly integrates with the open-plan dining and family rooms, offering a spacious and inviting atmosphere. Adorned with white wood-fronted wall and base storage units, accented by subtle under-counter ambient lighting, the kitchen exudes a timeless elegance. Solid wood worktops complement the aesthetic, while the practicality of a gas hob and built-in oven with extractor overhead ensures effortless meal preparation. Natural light floods in through dual aspect uPVC windows, enhancing the bright and airy ambiance. The room features a radiator for added comfort

and offers ample space for freestanding white goods beneath the countertops. A one-and-a-half sink and drainer, complete with a sleek stainless steel mixer tap, add both functionality and style. Spot lighting elegantly illuminates the space from above, highlighting the modern splashback tiling that adds a contemporary flair to the room's design.

#### **Dining Room** *3.61m x 2.69m*

The open-plan dining room, seamlessly connected to both the family room and kitchen, offers a harmonious blend of style and functionality. Enhanced by warm wood flooring, the space exudes a welcoming ambiance. A radiator ensures comfort year-round, while feature ceiling lighting adds a touch of elegance to the room. The focal point of the dining area is the triple uPVC doors, which gracefully open to reveal the rear garden, seamlessly integrating indoor and outdoor living spaces for a truly immersive experience.

#### **Family Room** *3.61m x 2.36m*

The family room, seamlessly integrated into the open-plan layout alongside the dining and kitchen areas, offers a cozy yet stylish retreat. Adorned with sleek wood flooring, the space exudes warmth and charm. A radiator ensures comfort, while ceiling lighting illuminates the room with a soft, inviting glow, creating the perfect ambiance for relaxation and quality family time.

#### **Master Bedroom** *3.79m x 3.56m*

The master double bedroom, enhanced by an en-suite bathroom within a first-floor extension, offers a luxurious retreat. Adorned with elegant wood laminate flooring, the room exudes sophistication. Modern built-in wardrobes provide ample storage space, ensuring both functionality and style. Drawing the eye, rear aspect leaded uPVC windows offer picturesque views of the serene Kingsway Nature Reserve, infusing the room with natural beauty and tranquility. Feature spot lighting graces the ceiling, adding a touch of refinement and highlighting the room's elegant ambiance.

#### **En-Suite Bathroom** *2.70m x 1.83m*

The en-suite bathroom offers a spacious and contemporary retreat, boasting luxurious amenities and stylish design elements. A P-shaped acrylic bathtub, complete with chrome mixer taps and a hand-held shower hose, invites relaxation and indulgence. A combination back-to-wall vanity unit, featuring a low-level flush toilet and a sleek hand basin with mixer taps, ensures both functionality and elegance. Storage is plentiful with a double-door vanity unit and a wall-hung white gloss vanity unit, providing ample space to keep essentials neatly organized. A touch-screen illuminated vanity mirror adds a modern touch, perfect for grooming rituals. The bathroom is adorned with tiled wood-effect walls and flooring, marrying aesthetic appeal with easy maintenance. Natural light filters through a rear aspect obscure glazed window, while a chrome ladder-style radiator adds both warmth and style. Completing the ensemble, an extractor unit and spot lighting in the ceiling contribute to the room's practicality and ambiance.

#### **Bedroom Two** *3.62m x 3.50m*

The second double bedroom offers a blend of comfort and security, featuring built-in wardrobes adorned with ambient lighting for added convenience and style. A bay-fronted leaded uPVC window not only floods the room with natural light but also boasts a recessed glazed sliding panel, providing both additional security and minimizing outside noise. Laminate flooring adds a touch of modernity while ensuring easy maintenance. The room is kept cozy with the presence of a radiator, ensuring comfort year-round. Spot lighting on the ceiling adds a subtle yet effective illumination, enhancing the room's ambiance.

#### **Bedroom Three** *2.12m x 1.98m*

The third single bedroom, currently utilized as a home office, provides a functional and inviting workspace. A front aspect uPVC window fills the room with natural light, creating an inspiring environment for productivity. Laminate flooring offers a modern touch while ensuring easy upkeep. For comfort, a radiator maintains a cozy temperature throughout the space. Illumination is provided by the ceiling light, enhancing the functionality and ambiance of the room.

#### **Shower Room** *2.00m x 1.91m*

The shared family shower room epitomizes contemporary elegance with its modern polished tiling adorning both the walls and flooring. A sleek corner shower enclosure, accessible through double doors, offers convenience and style. Completing the space, a chrome ladder-style towel radiator adds both functionality and a touch of luxury. For added practicality, a back-to-wall combination vanity unit with a concealed waste low-level flush toilet seamlessly integrates into the design. A square ceramic hand basin, featuring a corner mixer tap, adds a sleek focal point, complemented by a single-door vanity storage for organizational convenience. Natural light filters through a side aspect uPVC obscure glazed window, while ceiling lighting

provides ample illumination, creating a bright and welcoming atmosphere within the room.

### **External**

The front gardens present a striking feature with expansive block paving, providing ample space for multiple vehicles. Bordered by sturdy walls and adorned with established, mature borders, the area exudes a sense of privacy and charm. Accessible through double gates, the detached single garage and rear garden seamlessly integrate with the property's exterior. Nestled against the picturesque backdrop of Kingsway Nature Reserve, the rear garden offers a tranquil retreat. A single wood gate grants access, leading to a raised patio terrace, perfect for al fresco dining or relaxation. A lush, mature lawn adds a touch of greenery, while a wooden gazebo provides a sheltered spot to enjoy the surrounding natural beauty.

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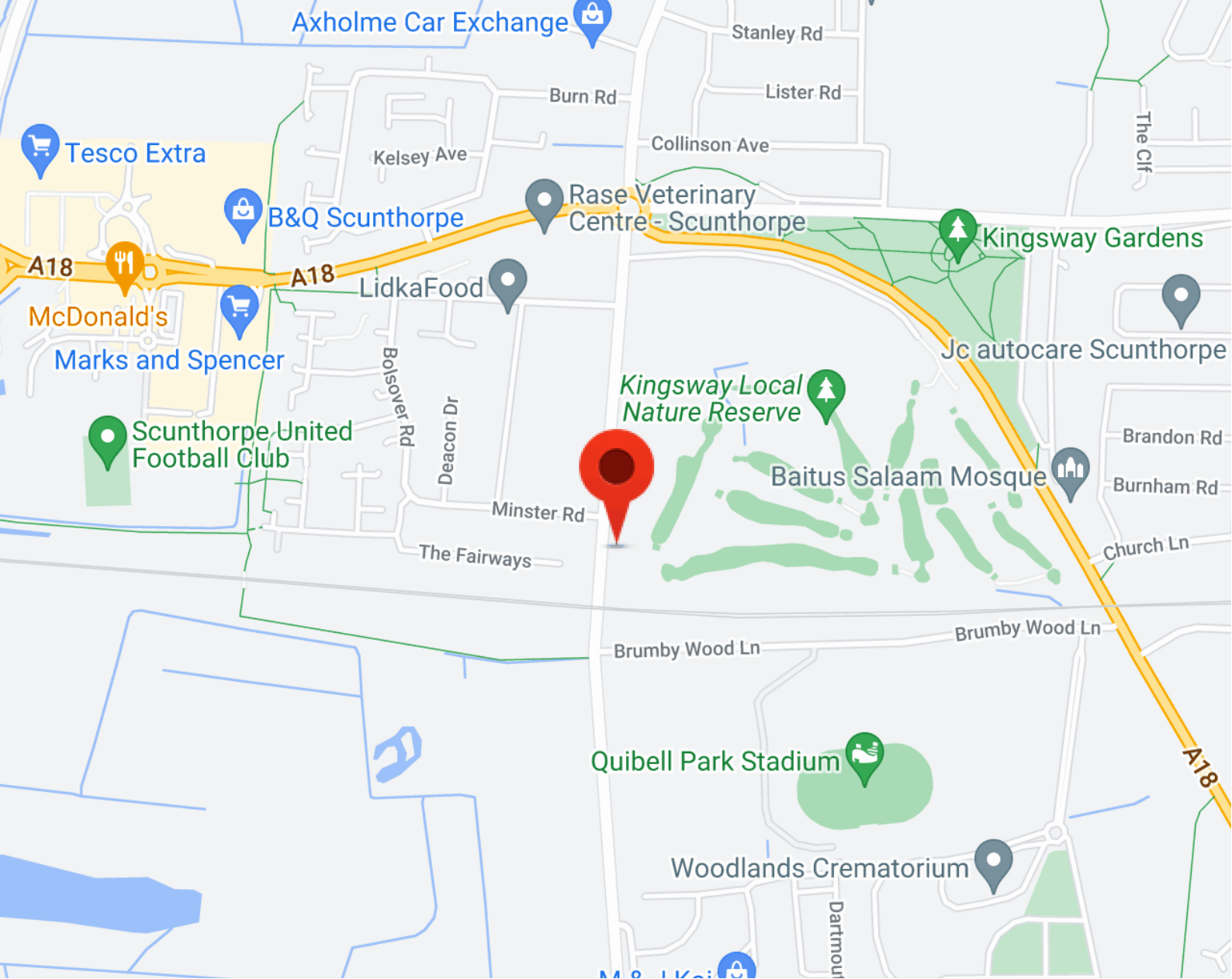
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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