



Louise Oliver  
Properties

£299,950

Fieldfare Close, DN16 3GG



4

Bedrooms



3

Bathrooms

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\*\*\* EXECUTIVE FOUR BEDROOM DETACHED HOME - BOTTESFORD \*\*\*

\*\*\* NO FORWARD CHAIN \*\*\*

This spacious four-bedroom detached home, located in a quiet cul-de-sac on Fieldfare Close, Bottesford, offers modern living in a highly desirable location. Boasting full double glazing, a combi-boiler, and ample off-road parking with an integral single garage, the property features a bright lounge with a bay window, a kitchen with integrated appliances, and a handy utility room. The master bedroom includes built-in wardrobes and an En-suite shower room, while the large rear garden offers a fenced perimeter and sun terrace. Conveniently located near local schools, shops, and nature reserves, this home provides the perfect blend of comfort and practicality.

## Spacious Four-Bedroom Detached Executive Home – Fieldfare Close, Bottesford

This stunning four-bedroom detached home, located on the sought-after Fieldfare Close in Bottesford, offers a fantastic blend of comfort, style, and functionality. Situated in a quiet cul-de-sac, this property is within walking distance of scenic footpaths leading around the Bottesford Beck Nature Reserve, providing an ideal setting for those who enjoy peaceful surroundings and outdoor activities. The location is also highly convenient, with excellent local schools, easy access to nearby retail outlets, supermarkets, and major roads connecting to surrounding villages, Scunthorpe town centre, and the national motorway network.

The property boasts spacious accommodation throughout, offering a bright and airy living environment. The front garden features onyx block paving, providing ample off-road parking for multiple vehicles and access to an integral single garage. Full double glazing and a combi-boiler further enhance the property's modern appeal.

Upon entering, the welcoming entrance hall leads to the main living areas, including the generously sized lounge, which features a bay-fronted window and a digital wall-mounted fire with ambient lighting. Double doors open into the kitchen and dining areas, creating a seamless flow ideal for family living and entertaining.

The kitchen is well-equipped with integrated appliances, including a dishwasher, fridge-freezer, oven, grill, and induction hob, with additional space for a freestanding wine cooler if desired. The adjoining utility room offers extra storage, a sink with drainer, and space for further under-counter white goods, making it the perfect space for practical living.

The ground floor also includes an additional reception room, which can be used as a home gym or office, offering carpet flooring, a rear aspect single external door, loft access, and two ceiling light points.

Upstairs, the master bedroom offers a spacious retreat with a bay-fronted window, two built-in double wardrobes, and an En-suite shower room complete with a mains-fed waterfall shower, separate hand-held shower hose, and a vanity unit with a hand basin. The three additional double bedrooms are well-proportioned, each offering ample storage and natural light.

The family bathroom is equally impressive, featuring a four-piece suite with a walk-in shower, panel bath with mixer taps, concealed waste toilet, and a slimline vanity unit with a space-saving hand basin. A black ladder radiator, water-sensitive splashbacks, and ambient lighting complete the modern design.

The large rear garden is perfect for outdoor entertaining, with a fenced perimeter, gated access, a well-maintained lawn, and a combination block-paved and shingled sun terrace, ideal for enjoying sunny days with family and friends.

This executive home offers spacious and well-thought-out accommodation, making it the perfect choice for those looking for modern living in a tranquil yet convenient location.

**\*Available for purchase with no forward chain!**

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### **Lounge** *5.31m x 3.48m*

The lounge features a bay-fronted window, carpet flooring, and two radiators. It includes a wall-mounted digital fire with ambient lighting and a recessed wall designed to accommodate a maximum 55" television. Double doors provide access to the kitchen and dining areas, with lighting installed on both the walls and ceiling.



**Kitchen / Diner** 6.30m x 5.01m

The kitchen-dining room features wood laminate flooring and soft-close, gloss-fronted wall and base storage. It includes integrated white goods such as a dishwasher and an upright fridge and freezer, along with a four-ring induction hob with an extractor overhead. There is space for additional under-counter appliances, an electric oven with a separate grill, and a one-and-a-half composite sink with a drainer and a filter mixer tap. Wood-effect worktops complement the design, while a rear-aspect window and sliding doors provide access to the garden. The space is completed with a radiator and twin ceiling light points.

**WC**

The ground floor cloakroom features wood laminate flooring, an obscure glazed front-facing window, a low-level flush toilet, a concealed waste hand basin, a radiator, and a ceiling light.

**Utility Room**

The spacious utility room, set off the main kitchen with access to the home office/gym, features wood laminate flooring and wood-fronted wall and base storage. It includes space for freestanding under-counter white goods, a stainless steel sink with a drainer, a water-sensitive tiled splashback, an extractor unit, and a ceiling lighting point.

**Gym / Office** 4.07m x 2.52m

The additional reception room, ideal for use as a home gym or office, features carpet flooring, a rear-aspect single external door, loft access, and two ceiling light points.

**Master Bedroom** 4.46m x 3.33m

The master bedroom features a bay-fronted window, carpet flooring, a radiator, two integral double wardrobes, an En-suite shower room, and a ceiling light.

**En-Suite**

The En-suite shower room features wet wall panelling in the shower enclosure with a mains-fed waterfall shower and a separate handheld shower hose. It includes a concealed waste toilet, a three-door vanity unit with a hand basin, and a concealed shaving point within an ambient-illuminated wall mirror. Additional features include a side-aspect obscure glazed window, a ladder radiator, wood laminate flooring, an extractor unit, and spot lighting to the ceiling.

**Bedroom Two** 3.91m x 3.48m

The double bedroom features carpet flooring, a built-in four-door wardrobe unit, a rear-aspect window, a radiator, and a ceiling light.

**Bedroom Three** 3.03m x 2.72m

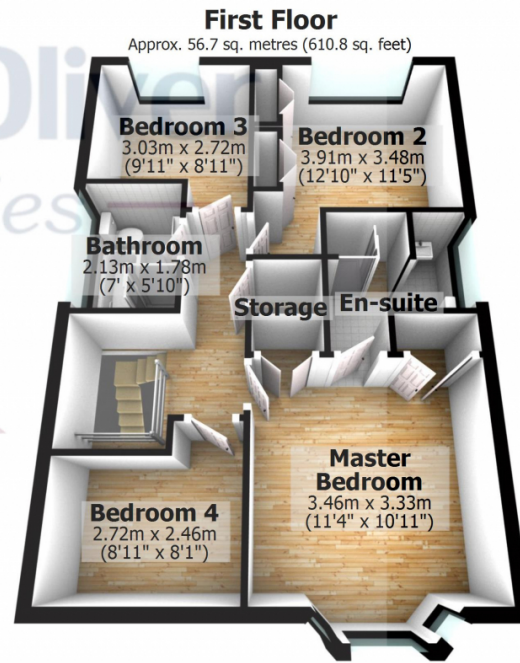
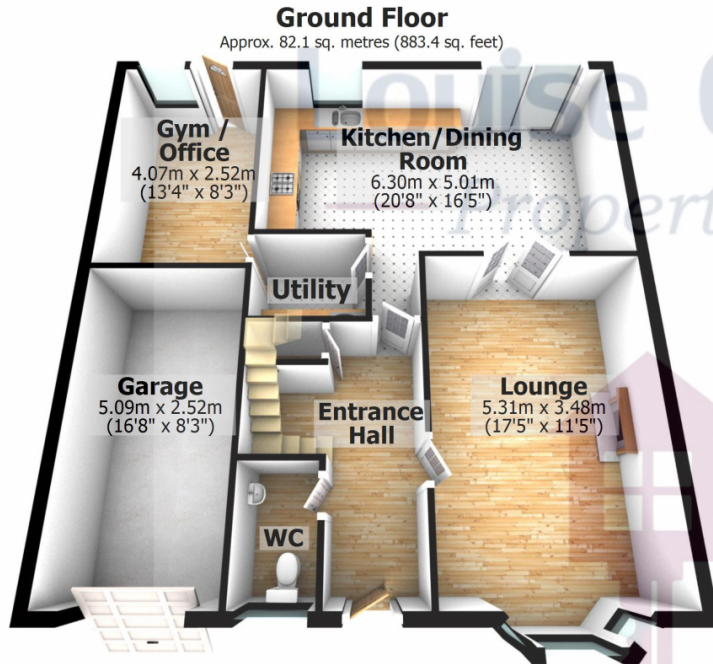
The double bedroom features carpet flooring, a radiator, a rear-aspect window, and a ceiling light.

**Bedroom Four** 2.72m x 2.46m

The double bedroom features a front-aspect window, carpet flooring, a loft access hatch, a radiator, and a ceiling light.


**Bathroom** 2.13m x 1.78m

The four-piece family bathroom suite features wood laminate flooring and a walk-in shower enclosure with a mains-fed waterfall shower head and a secondary handheld shower attachment. It includes a panel bath with mixer taps, a low-level flush toilet, and a double-door slimline vanity unit with a rectangular space-saving hand basin and mixer taps. A black ladder radiator, extractor unit, ceiling light, and a side-aspect obscure glazed window complete the space.



Total area: approx. 138.8 sq. metres (1494.2 sq. feet)

#### Energy Efficiency Rating

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

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