



*Louise Oliver*  
Properties

£270,000

Poppyfield Way , DN15



4

Bedrooms



2

Bathrooms

45 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PN |  
[info@louiseoliverproperties.co.uk](mailto:info@louiseoliverproperties.co.uk)

441724853222





Located in the sought-after Gleeson development, this spacious four-bedroom detached home is just two years old and offers modern family living. The property boasts a south-facing lawned garden, ample off-road parking, and a garage.

The ground floor features a bright dual-aspect lounge with double doors to the garden, a modern kitchen with family dining space, a utility room, and a WC. Upstairs, there are four double bedrooms, including a master with en-suite, and a contemporary family bathroom.

Situated close to Winterton's amenities, including shops, schools, and a doctor's surgery, this home offers comfort and convenience in a fantastic location.

Viewing is highly recommended!

## **Stunning Four-Bedroom Detached Family Home – Poppyfield Way, Winterton**

Situated in the ever-popular market town of Winterton, this beautifully presented four-bedroom detached home is located within the sought-after Gleeson development. Just two years old, the property offers modern living with a spacious south-facing lawned garden, ample off-road parking, and a garage, making it an ideal choice for families.

Designed for comfort and efficiency, the home benefits from gas central heating with a combi boiler and split-level heating control. It also features new bathroom fittings, ample built-in storage, and maximized living space throughout.

The ground floor boasts a spacious dual-aspect lounge, filled with natural light, with double doors opening onto the rear garden. A modern ground-floor WC includes a space-saving vanity hand basin, while the good-sized utility room offers space for white goods, plumbing for a washing machine, a single worktop, and a stainless steel sink. The stylish kitchen and family dining area is fitted with a built-in oven, hob, and extractor, as well as plumbing for a dishwasher, creating a perfect space for entertaining.

Upstairs, the property offers four generously sized double bedrooms. The master bedroom benefits from an en-suite shower room, while the family bathroom is fitted with a contemporary three-piece suite, including a waterfall shower over the bath.

Located within easy reach of Winterton's main amenities, the home is close to retail outlets, a public house, a doctor's surgery, and well-regarded primary and secondary schools. Offering modern living in a fantastic location, this superb family home presents a wonderful opportunity, and viewings are highly recommended.

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**Lounge** *5.28m x 3.06m*

A spacious family lounge featuring carpet flooring, dual-aspect views with uPVC double glazing, double doors at the rear opening to the garden, a radiator, and a ceiling light.

**Kitchen / Dining Room** *5.28m x 2.97m*

A modern combination kitchen with a family dining area, featuring tiled flooring throughout, dual-aspect uPVC double-glazed windows, and ample L-shaped worktop space. Includes a built-in electric hob with a fan-assisted oven, an extractor unit above the hob, wood-fronted wall and base storage units, space for a freestanding dishwasher, a one-and-a-half sink with a drainer, a radiator, and a ceiling light.

**Utility Room** *1.98m x 1.76m*

A spacious utility room featuring a single worktop space, a round stainless steel bowl sink, space and plumbing for freestanding white goods, a single base storage unit, a rear-aspect composite door, an extractor unit, a radiator, and a ceiling light.

**Ground Floor WC**

A spacious ground floor under-stairs WC featuring tiled flooring, a slimline vanity hand basin, a low-level flush toilet, an extractor unit, a radiator, and ceiling spot lighting.

**Master Bedroom** *4.20m x 2.49m*

The master bedroom features built-in mirrored wardrobes with space-saving sliding doors, carpet flooring, a front-aspect uPVC window, a radiator, a ceiling light, built-in over-stair storage access, and an opening to the en-suite shower room.

**En-Suite Shower Room** *2.05m x 1.98m*

The en-suite features a walk-in mains-fed shower enclosure with a waterfall hose, a close-coupled toilet, tiled walls, a two-door vanity unit with a bowl hand basin, vinyl flooring, a front-aspect obscure glazed window, an extractor fan, and a radiator.

**Bedroom Two** *3.48m x 2.83m*

A double bedroom featuring carpet flooring, a radiator, a rear-aspect uPVC window, and a ceiling light.

**Bedroom Three** *3.04mx 2.48m*

A double bedroom featuring carpet flooring, a radiator, a front-aspect uPVC window, and a ceiling light.

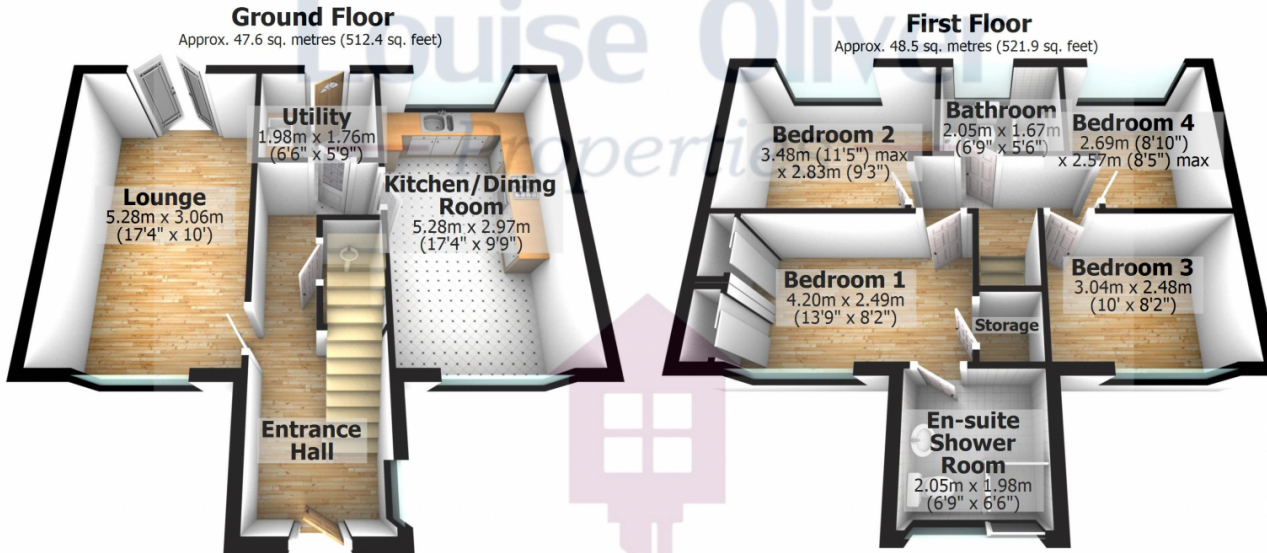
**Bedroom Four** *2.69m x 2.57m*

A double bedroom featuring carpet flooring, a radiator, a rear-aspect uPVC window, and a ceiling light.

**Bathroom** *2.05m x 1.67m*


The family bathroom features a three-piece suite, including a panel bath with an over-bath mains-fed waterfall shower and a glazed shower screen, a close-coupled toilet, a double-door vanity unit with a hand basin, an extractor fan, a rear-aspect obscure glazed window, a ladder-style towel radiator, vinyl flooring, and a ceiling light.





Total area: approx. 96.1 sq. metres (1034.3 sq. feet)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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