



## 75 MOORWELL ROAD SCUNTHORPE, DN17 2SX

**£315,000**  
**FREEHOLD**

Welcome to Moorwell Road, a beautifully presented family home providing plenty of flexible living accommodation for any growing family. This property also has great potential for ground floor bedroom and en-suite.



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# 75 MOORWELL ROAD

- SECLUDED NON OVER LOOKED SOUTH FACING MATURE GARDENS • GARAGE • SLEEK MODERN BATHROOM • THREE BEDROOMS TO FIRST FLOOR • POTENTIAL FOR GROUND FLOOR BEDROOM AND BATHROOM • THREE RECEPTION ROOMS • DETACHED FAMILY HOME • FREEHOLD



## Full Description

Bilton's proudly presents an exceptional opportunity with this extended three-bedroom detached family home located on Moorwell Road. Meticulously enhanced by its current owners, this property caters to the desires of larger families seeking abundant and adaptable living spaces. The ground floor of this home is thoughtfully designed to accommodate a variety of needs. Upon entry, you are welcomed by a forward-facing living room that exudes warmth and comfort. Adjacent to this is a spacious dining room, perfectly suited for hosting gatherings and sharing meals together. The well-appointed kitchen provides a culinary haven, equipped to meet the demands of modern family life. One of the standout features of this property is the sunroom, an inviting space filled with natural light that adds a touch of serenity to the home. Additionally, there is an extra room that holds immense potential. This versatile space, referred to as a "snug," presents an excellent opportunity as a fourth bedroom. Connected to this snug is a generously sized ground-floor cloakroom/utility room, enhancing convenience and practicality. As you ascend to the first floor, you'll find three generously proportioned bedrooms, each offering a comfortable and private retreat for family members. These rooms are designed with both relaxation and restful sleep in mind, ensuring everyone has their own space to unwind. Completing the ensemble is a stunning, modern family bathroom boasting a four-piece suite. This luxurious bathroom is a place of relaxation, featuring contemporary fixtures and finishes that elevate daily routines into indulgent moments of self-care. In summary, this extended three-bedroom detached family home on Moorwell Road presents a harmonious blend of spaciousness, adaptability, and modern comfort. With its carefully

improved interiors and well-conceived layout, it is the perfect canvas for larger families to create lasting memories. Don't miss the opportunity to make this exceptional property a cherished home for years to come.

## ENTRANCE

Via uPVC door into porch way and through secondary uPVC door into hallway HALLWAY Light to ceiling stair to first floor

## HALLWAY

Light into

## LIVING ROOM

Light and coving to ceiling, uPVC double glazed bay window to front aspect, two radiators, feature electric fire with timber surround

## DINING ROOM

Light and coving to ceiling, uPVC double glazed window to front aspect and radiator

## SUN ROOM

A wonderful living space to enjoy all year round, having been fully insulated and enjoying views over the highly manicured rear gardens Light to ceiling, uPVC double glazed French doors to rear aspect, two radiators and storage cupboard

## KITCHEN

Light and coving to ceiling, uPVC double glazed window to rear aspect, a range of matt cream wall and base units with wood effect laminate work tops, vinyl one and half drainer sink unit with chrome mixer tap, gas oven with five gas ring burner and stainless steel extractor fan, space and plumbing for a washing machine and integrated fridge and freezer

#### **UTILITY/GROUND FLOOR W.C**

Potential to convert into a shower room to serve the current extension which could be utilized as a fourth bedroom. Light to ceiling, uPVC double glazed window to side aspect, space for a dryer, and chest freezer, low level WC, hand wash basin and radiator.

#### **SNUG/BEDROOM FOUR**

Light to ceiling, uPVC double glazed French door to rear aspect and radiator. Garage (9.27m x 2.49m) Accessed via integral door, with strip light to ceiling, work pit and additional work shop to the rear.

#### **FIRST FLOOR LANDING**

Light, coving and loft hatch access to ceiling, uPVC double glazed window to rear aspect.

#### **BEDROOM ONE**

Light and coving to ceiling, uPVC double glazed window and radiator.

#### **BEDROOM TWO**

Light and coving to ceiling, uPVC double glazed window, storage cupboard and radiator.

#### **BEDROOM THREE**

Light and coving to ceiling, uPVC double glazed window and radiator.

#### **FAMILY BATHROOM**

Light and coving to ceiling, uPVC double glazed window, bath with high gloss grey panel to side, vanity housed hand wash basin and concealed cistern with a selection of storage cupboard and a walk in shower.

#### **EXTERNALLY**

Situated at the front of the property is a distinctive horseshoe driveway, offering ample off-road parking space for multiple vehicles, reflecting both convenience and practicality. This driveway seamlessly guides you

towards the attached garage, featuring an up and over door for easy access and secure storage. Moving to the rear of the property, you'll discover a garden that is not only meticulously maintained but also exudes an air of tranquillity and seclusion. The well-manicured and expertly tended garden boasts a high degree of privacy, enclosed by mature and beautifully landscaped borders that frame the outdoor space. Remarkably, this garden has been designed with thoughtful features that enhance its functionality and environmental consciousness. An underground rainwater collection tank has been seamlessly integrated, allowing for the sustainable collection of rainwater to nurture the garden's lush vegetation. A further highlight of the outdoor area is the addition of a brick-built workshop or studio. This versatile structure serves as a space for creative endeavours or practical projects. Adjacent to this, an undercover barbecue area adds a touch of entertainment to the outdoors, perfect for hosting gatherings and enjoying the pleasures of outdoor dining. Complementing the various outdoor amenities is a spacious patio area, providing an inviting setting to relax, unwind, and bask in the serenity of the surroundings. Whether it's for quiet contemplation or vibrant social gatherings, this patio space is adaptable to your every need.

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## ADDITIONAL INFORMATION

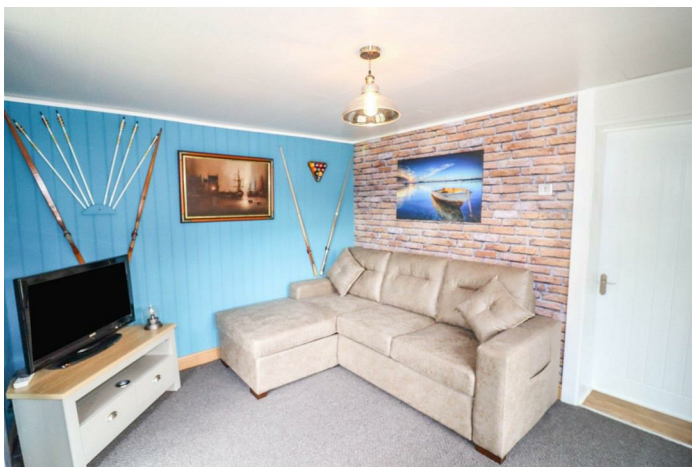
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

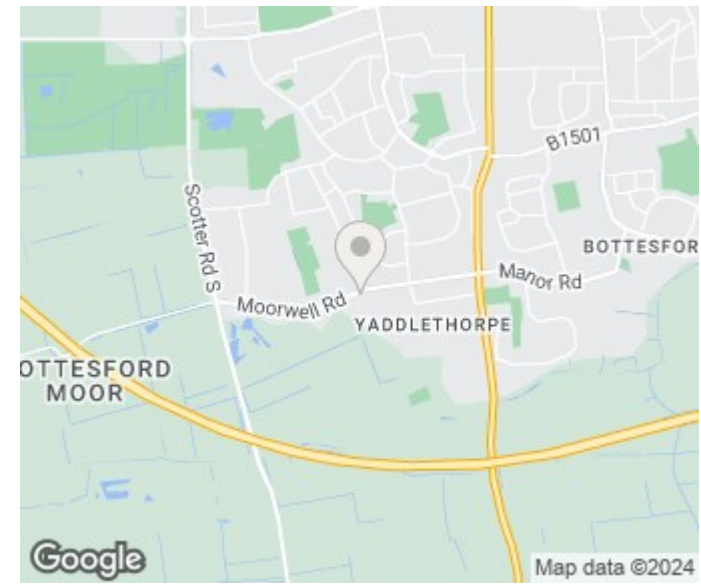




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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