

## 1 VICARAGE PARK SCUNTHORPE, DN15 0AX

**£455,000**  
**FREEHOLD**

Welcome to Vicarage Park, nestled in the tranquil surroundings of Appleby. This exceptional family home is situated in a peaceful cul-de-sac, offering serene open aspect views both to the front and rear. Meticulously maintained and extended over the years, this residence has been the cherished abode of its current owners since its inception.



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# 1 VICARAGE PARK



**ENTRANCE HALLWAY** Accessed through a decorative UPVC door with stairs to the first floor, under stairs storage and storage cupboards to the alcoves. **LIVING ROOM** (3.96m X 5.36m) Forward facing with a UPVC bay window to front aspect, feature gas fire with timber surround with space for comfy sofas. **OFFICE / SNUG** (2.26m X 3.16m) Forward facing with UPVC window to front aspect with space for a desk or sofa bed. **DOWNSTAIRS WC** (1.85m X 1.11m max) With UPVC opaque window to side aspect, WC and sink. **KITCHEN / DINER / FAMILY ROOM** The kitchen has a UPVC window to the rear aspect, a range of high gloss wall and base units with laminate worktops and composite sink, space for an American style fridge/freezer, built in eye level oven and grill, integrated microwave, five gas burner hob with extractor fan, central island providing breakfast bar area leading into:- Dining area with space for an eight seater table and cabinets which leads through squared archway to:- Family room with two UPVC windows to the rear aspect, one UPVC window to the side aspect and UPVC French doors onto the patio, space for comfy sofas and a feature electric fire. **UTILITY** (3.06m X 2.05m) Accessed through a half glazed UPVC door with a UPVC window to the rear aspect, wall/base and larder style units having a laminate worktop with space and plumbing for a washing machine and dry leading to: **INTEGRAL GARAGE** (5.99m X 5.22m) With an electric roller shutter door, housing consumer unit and oil fire boiler with overhead storage.

## Full Description

Welcome to Vicarage Park, nestled in the tranquil surroundings of Appleby. This exceptional family home is situated in a peaceful cul-de-sac, offering serene open aspect views both to the front and rear. Meticulously maintained and extended over the years, this residence has been the cherished abode of its current owners since its inception.

Boasting a wealth of flexibility, the ground floor of this home features a spacious living room, a convenient home office, and a WC for added convenience. The true heart of the home lies in the kitchen dining room, seamlessly flowing into the family room, creating an inviting space for gatherings and everyday living.

Upstairs, four generously sized double bedrooms await, providing ample space for the family to retreat and unwind. The master bedroom boasts an ensuite for added luxury, while a stylish family bathroom caters to the needs of the household.

Outside, the mature and private gardens offer endless possibilities for customization, providing the perfect opportunity to put your own personal stamp on this beautiful property. A large patio area beckons for outdoor dining and entertainment, making it the perfect setting for enjoying the peaceful surroundings.

## ENTRANCE HALLWAY

Accessed through a decorative UPVC door with stairs to the first floor, under stairs storage and storage cupboards to the alcoves

## LIVING ROOM

A generous forward facing living room with a UPVC bay window to front aspect, feature gas fire with timber surround with space for a large comfy corner sofa

## OFFICE / SNUG

A great space to use for a home office or a peaceful get away to be used as a snug or hobbies rooms with forward facing with UPVC window to front aspect with space for a desk or sofa bed.

## DOWNSTAIRS WC

With UPVC opaque window to side aspect, WC and sink.

## KITCHEN / DINER

The kitchen has a UPVC window to the rear aspect, a

range of high gloss wall and base units with laminate worktops and composite sink, space for an American style fridge/freezer, built in eye level oven and grill, integrated microwave, five gas burner hob with extractor fan, central island providing breakfast bar area leading into:- Dining area with space for an eight seater table and cabinets which leads through squared archway to:

### **FAMILY ROOM**

The family room seamlessly integrates with the kitchen diner, creating a cohesive space ideal for any home. Its versatile design invites enjoyment throughout all seasons, with French doors leading to the side patio, allowing ample natural light to illuminate the room.

### **UTILITY**

Accessed through a half glazed UPVC door with a UPVC window to the rear aspect, wall/base and larder style units having a laminate worktop with space and plumbing for a washing machine and dry leading to

### **GARAGE**

With an electric roller shutter door, housing consumer unit and oil fire boiler with overhead storage.

### **FIRST FLOOR HALLWAY**

A welcoming and airy hallway on the first floor features ample natural light, a loft hatch for additional storage access, and a window overlooking the front aspect, enhancing the sense of space and openness.

### **MASTER BEDROOM**

A comfortable bedroom offers a tranquil retreat, complete with a walk-in wardrobe and ensuite shower room for added convenience and luxury.

### **EN-SUITE**

Light to ceiling, vanity housed handwash basin, low flush WC and fully tiled shower cubical.

### **BEDROOM TWO**

A generously sized double bedroom, perfect for guests, boasts a built-in wardrobe for added convenience and organization.

### **BEDROOM THREE**

An additional double bedroom offers ample space and features built-in wardrobes for enhanced storage and organization.

### **BEDROOM FOUR**

A charming small double or generous single room, ideal for a nursery, exuding coziness and warmth.

### **FAMILY BATHROOM**

A stylish yet practical family bathroom showcases contemporary design with a free-standing bathtub and an additional shower, combining both elegance and functionality for everyday use.

### **EXTERNAL**

Outside, the mature and private gardens offer endless possibilities for customization, providing the perfect opportunity to put your own personal stamp on this beautiful property. A large patio area beckons for outdoor dining and entertainment, making it the perfect setting for enjoying the peaceful surroundings. To the front there is off road parking for two cars and a double garage with electric roller shutter door

### **EXTERNAL BRICK BUILT STORE ROOM**

A useful storage space having power, lighting and uPVC access door from the patio area.

# **1 VICARAGE PARK**









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## ADDITIONAL INFORMATION

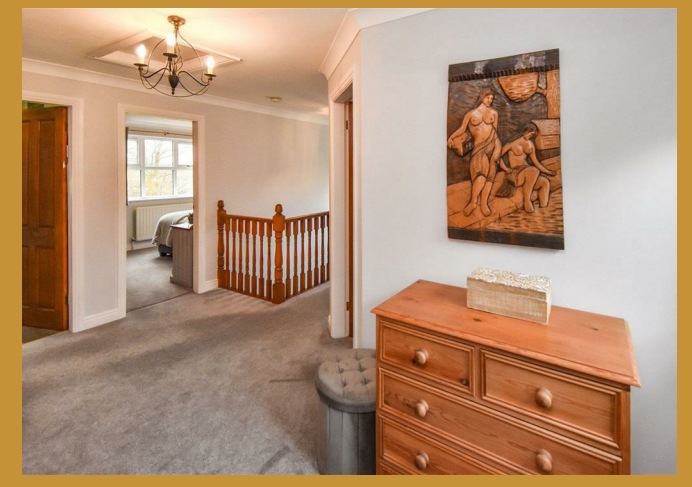
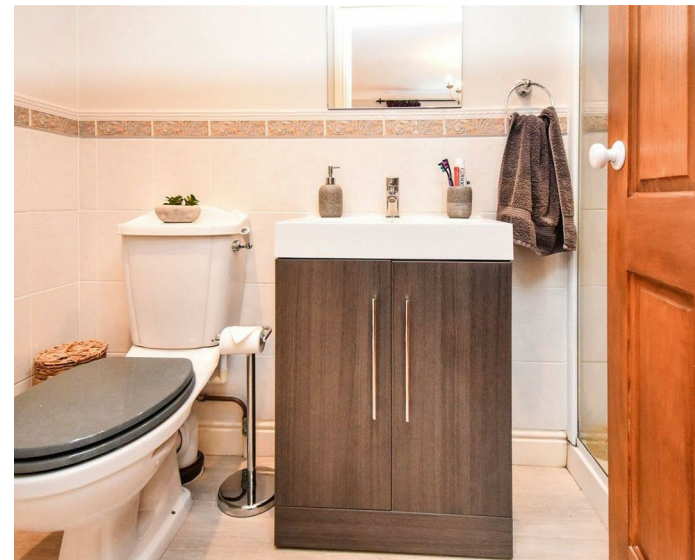
Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold







1 VICARAGE PARK, APPLEBY, SCUNTHORPE, DN16 0AX

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<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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