



44 CAISTOR AVENUE SCUNTHORPE, DN16 3QN

£185,000
FREEHOLD

UNFORTUNATLEY BACK ON THE MARKET DUE TO THE BUYERS BUYER PULLING OUT Welcome to Caistor Avenue a traditional three bed semi detached property in the popular area of Bottesford in Scunthorpe, close to local amenities and schools.



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AGENTS

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44 CAISTOR AVENUE

- TRADITIONAL THREE BED SEMI DETACHED PROPERTY
- EXTENDED TO THE REAR PROVIDING SUNROOM/OFFICE
- OFF STREET PARKING AND GARAGE
- DOWNSTAIRS WC
- OPEN PLAN KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- FREEHOLD
- COUNCIL TAX BAND B
- NEW BOILER FITTED DECEMBER 2023



Nestled on Caistor Avenue in the desirable are of Bottesford, this delightful family home is a true gem Meticulously maintained and thoughtfully upgraded by its current owners, this residence exudes a sense of modern comfort and style. The well-lit living room at the front of the house welcomes you with open arms, while the kitchen breakfast room offers a versatile space for dining and culinary endeavours. An extension leads to a snug area, providing an ideal spot for those working from home. The convenience of a ground floor WC completes the main level. Ascending to the first floor, you'll discover two generously proportioned double bedrooms, alongside a single room, all serviced by a recently upgraded family bathroom. This property also boasts the practicality of off-road parking and a garage, and at the rear, you'll find meticulously maintained lawned gardens, perfect for outdoor enjoyment. With its appealing features and prime location, this family home is certain to be in high demand. ENTRANCE HALLWAY Accessed through a composite door with light to ceiling, UPVC double glazed window to side aspect, stairs to the first floor, under stairs storage and a radiator. DOWNSTAIRS WC (1.80m X 0.70m) With light to ceiling, UPVC opaque double glazed window to front aspect, WC, hand wash basin, radiator. LIVING ROOM (4.12m X 3.43m) With light and coving to ceiling, UPVC double glazed window to front aspect, feature fireplace, radiator. KITCHEN / DINER (5.34m X 3.23m) With spotlights to ceiling, UPVC double glazed window to rear aspect, selection of wall and base units with laminate effect worktops with tiled splashbacks, vinyl one and a half sink with chrome mixer and shower attachment, integrated dishwasher, cupboard housing new boiler (fitted Dec 2023) space for an American style fridge/freezer, breakfast bar leading into the dining room with lights and coving to ceiling, radiator, space

for a six seater table. SUNROOM/PLAYROOM/OFFICE (2.45m X 2.65m) With spotlights and Velux style window to ceiling, UPVC double glazed window to rear aspect, UPVC double glazed French doors onto patio, radiator. FIRST FLOOR LANDING With light and coving to ceiling, UPVC double glazed window to side aspect. BEDROOM ONE (4.05m X 3.04m) With light to ceiling, UPVC double glazed windows X 2 to front aspect, radiator, mirrored sliding wardrobes. BEDROOM TWO (3.27m X 3.02m) With light and coving to ceiling, UPVC double glazed window to rear aspect, radiator. BEDROOM THREE (2.23m X 3.03m) With light and coving to ceiling, UPVC double glazed window to front aspect, radiator, over stairs storage. FAMILY BATHROOM (1.64m X 2.21m) With spotlights to ceiling, UPVC double glazed opaque window to rear aspect, concealed vanity with WC and sink, panelled bath with shower overhead, radiator. EXTERNALLY Situated on a corner plot with a dwarf brick wall and laid to lawn garden, the concrete driveway provides off street parking for several vehicles and leads to the detached garage. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area.

Full Description

***UNFORTUNATELY BACK ON THE MARKET DUE TO CHAIN COLLAPSE**

Nestled on Caistor Avenue in the desirable are of Bottesford, this delightful family home is a true gem Meticulously maintained and thoughtfully upgraded by its current owners, this residence exudes a sense of modern comfort and style. The well-lit living room at the front of the house welcomes you with open arms, while the kitchen breakfast room offers a versatile space for dining and culinary endeavours. An extension leads to a snug area, providing an ideal spot for those working

from home. The convenience of a ground floor WC completes the main level. Ascending to the first floor, you'll discover two generously proportioned double bedrooms, alongside a single room, all serviced by a recently upgraded family bathroom. This property also boasts the practicality of off-road parking and a garage, and at the rear, you'll find meticulously maintained lawned gardens, perfect for outdoor enjoyment. With its appealing features and prime location, this family home is certain to be in high demand.

ENTRANCE HALLWAY

Accessed through a composite door with light to ceiling, UPVC double glazed window to side aspect, stairs to the first floor, under stairs storage and a radiator.

DOWNSTAIRS WC

With light to ceiling, UPVC opaque double-glazed window to front aspect, WC, hand wash basin, radiator.

LIVING ROOM

With light and coving to ceiling, UPVC double glazed window to front aspect, feature fireplace, radiator.

KITCHEN / DINER

With spotlights to ceiling, UPVC double glazed window to rear aspect, selection of wall and base units with laminate effect worktops with tiled splashbacks, vinyl one and a half sink with chrome mixer and shower attachment, integrated dishwasher, cupboard housing new boiler (fitted Dec 2023) space for an American style fridge/freezer, breakfast bar leading into the dining room with lights and coving to ceiling, radiator, space for a six seater table.

SUNROOM/PLAYROOM/OFFICE

With spotlights and Velux style window to ceiling, UPVC double glazed window to rear aspect, UPVC double glazed French doors onto patio, radiator

FIRST FLOOR LANDING

With light and coving to ceiling, UPVC double glazed window to side aspect.

BEDROOM ONE

With light to ceiling, UPVC double glazed windows X 2 to front aspect, radiator, mirrored sliding wardrobes.

BEDROOM TWO

With light and coving to ceiling, UPVC double glazed window to rear aspect, radiator.

BEDROOM THREE

With light and coving to ceiling, UPVC double glazed window to front aspect, radiator, over stairs storage.

FAMILY BATHROOM

With spotlights to ceiling, UPVC double glazed opaque window to rear aspect, concealed vanity with WC and sink, panelled bath with shower overhead, radiator.

EXTERNALLY

Situated on a corner plot with a dwarf brick wall and laid to lawn garden, the concrete driveway provides off street parking for several vehicles and leads to the detached garage. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





SEMI DETACHED HOUSE

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) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

Biltons Estate Agents
20 Dartmouth Road
Scunthorpe
DN17 1TR

01724 642002
enquiries@biltons.co.uk
<https://biltons.co.uk/>



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