



6 VICARAGE PARK SCUNTHORPE, DN15 0AX

£440,000
FREEHOLD

Welcome to this charming property located in the picturesque Vicarage Park, Appleby, Scunthorpe. This delightful house boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 4/5 spacious bedrooms, there is plenty of room for the whole family to unwind and make this house a home.



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6 VICARAGE PARK



ENTRANCE

Entrance to the property a uPVC door into entrance porchway into a secondary timber door into the entrance hallway.

PORCH

HALLWAY

From the porch you are met with this lovely reception hall, where you find staircase up the first floor, parquet flooring, radiator, coat cupboard and light ceiling.

CLOAK ROOM

Light to ceiling, uPVC double glazed window, storage for shoes and coats and alarm system

GROUND FLOOR WC

Light to ceiling, uPVC double glazed window, WC, vanity unit with a hand wash basin and storage under, towel heater, hot water feed with hand held shower.

SNUG

Currently been utilised as a snug, this room has got flexible and versatile space with light to the ceiling, uPVC double bay window to the front aspect, this then leads into:

HOME OFFICE

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

LIVING ROOM

A generous dual aspect living room with light and coving ceiling, uPVC double glazed window to the front aspect, French doors to the rear a feature fireplace and two radiators.

KITCHEN

Spotlights ceiling, uPVC double glazed window overlooking the rear gardens, the kitchen has a good range of wall and base units with laminate work tops,

vinyl 1 1/2 drainer, space and plumbing for a dishwasher, a central breakfast bar, built in microwave, electric fan assisted oven electric hob and radiator

DINING ROOM

Light and coving to ceiling, uPVC double glazed window to the rear aspect, radiator and ample space for an 8 seater dining table.

UTILITY

Light to ceiling, uPVC double glazed window and door to the rear aspect, a selection of storage cupboards with laminate worktops, space and plumbing for a washing machine and space for an American style fridge freezer

DOUBLE GARAGE

Light to ceiling, electric roller shutter door, wall mounted combi boiler.

BEDROOM ONE

Light to ceiling, UPVC double glazed window to the rear aspect and a radiator

EN-SUITE

Light to the ceiling, upvc opaque glazed window, corner bath with mixer taps, shower cubical with electric shower, low flush WC, handwash basin and towel heater

BEDROOM TWO

Light to ceiling, uPVC double glazed window and a radiator

BEDROOM THREE

Light to ceiling, uPVC double glazed window to the rear aspect, radiator and a door leading into bedroom 4

BEDROOM FOUR/GYM

This room is accessed via bedroom three, currently being used as a home gym it a great space for many purposes. Spotlights to ceiling, two Velux style window to ceiling, storage to the eaves and a radiator

BEDROOM FIVE

Light to seal in UPVC double glazed window to the rear aspect and a radiator.

FAMILY BATHROOM

Light to ceiling uPVC double glazed opaque window to the front aspect, low flush WC, a bidet Vanity House hand wash base and with storage cupboards under Shower cubicle as well as a bath with mixer tap and towel heater

EXTERNAL

When you approach this property down the private cul-de-sac of Vicarage Park, you are greeted by an expansive front garden with a large driveway leading to a double garage. The rear gardens are exceptionally private, featuring a non-overlooked position. Additionally, there is a convenient outbuilding equipped with full electricity. The garden, a blank canvas, offers the opportunity to create your own personalized outdoor space, and has been enjoyed by a family for many years.

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ADDITIONAL INFORMATION

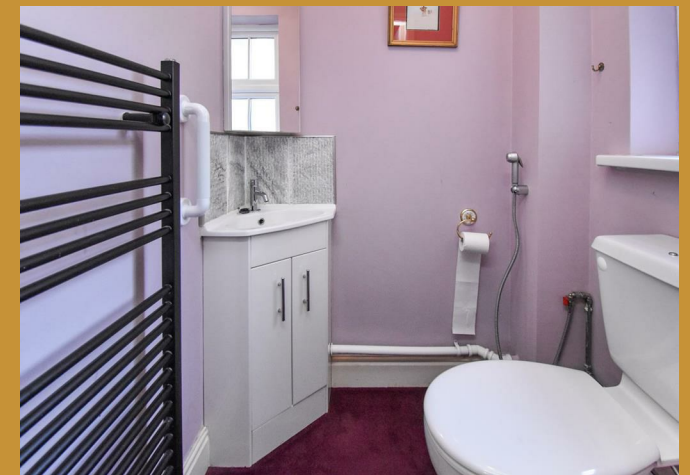
Local Authority – North Lincolnshire

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2604.00 sq ft

Tenure – Freehold



GROUND FLOOR



1ST FLOOR



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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	51
(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

enquiries@biltons.co.uk

01724 642002

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