



11 CATKIN ROAD
SCUNTHORPE, DN16 3WB

£295,000
FREEHOLD

Welcome to this detached family home in the highly desired area of Catkin Road in Bottesford, this house offers plenty of flexibility in the space it provides.



WWW.BILTONS.CO.UK
01724 642002

11 CATKIN ROAD

DESCRIPTION

Welcome to this detached family home in the highly desired area of Catkin Road in Bottesford, this house offers plenty of flexibility in the space it provides. Upon entering the front door, you are greeted by a forward-facing reception living room, which leads to a separate formal dining room and a kitchen with a separate utility room. The downstairs area also benefits from a WC and a lovely conservatory overlooking the rear gardens. The garage has been converted into an additional ground-floor double bedroom, making it perfect for anyone needing extra space for sleeping or working from home.

Head up to the first floor, where you will find a master bedroom with an abundance of built-in wardrobes and en-suite facilities. Bedroom two also features an en-suite and can comfortably accommodate a double bed. Bedrooms three and four are both good-sized large singles/small double bedrooms and are served by the family bathroom.

The property is situated at the bottom of a cul-de-sac, providing off-road parking for three vehicles and an EV charging point at the front. This home presents a great opportunity for a larger family to enjoy living in a highly popular residential area.

ENTRANCE HALLWAY

Accessed through a half glazed timber door, with stairs to the first floor leading into:-

DOWNSTAIRS WC

With an opaque UPVC double glazed window to front aspect, WC. pedestal hand wash basin.

LIVING ROOM

Forward facing with a UPVC bay window to front aspect, feature electric fire with timber surround, space for comfy sofas.

KITCHEN

With a UPVC double glazed window to rear aspect, range of wall and base units with laminate worktops, vinyl one and a half drainer sink with mixer tap, integrated dishwasher, electric fan assisted oven, hob with extractor fan, breakfast bar and under stairs storage.

UTILITY

With a UPVC double glazed window to rear aspect, timber half glazed door to side aspect, range of base units with laminate worktop, vinyl single drainer sink, space and plumbing for a washing machine, space for dryer, space for an American style fridge/freezer leading into:-

CONVERTED GARAGE

Accessed through a pocket door, with a UPVC double glazed window to front aspect, space for a double bed and storage.

DINING ROOM

Accessed from the kitchen with space for a six seating table and chairs and storage, leading into:-

CONSERVATORY

Accessed from the dining room with UPVC windows and French doors out into the garden with space for comfy chairs.

FIRST FLOOR LANDING

Up a half spiral staircase with loft hatch access to the ceiling leading into:-

MASTER BEDROOM

Forward facing with a UPVC double glazed window to front aspect, space for a king size bed with side draws, built in triple wardrobes leading into:-

MASTER EN-SUITE

With an opaque UPVC double glazed window to side



aspect, WC, vanity housed hand wash basin, cubicle shower, towel heater.

BEDROOM TWO

With a UPVC double glazed window to rear aspect, space for a double bed and storage leading into:-

BEDROOM TWO EN-SUITE

With a cubicle shower, WC, vanity housed hand wash basin with storage, radiator.

BEDROOM THREE

Rear facing with a UPVC double glazed window to rear aspect, space for a double bed having built in storage.

BEDROOM FOUR

With a UPVC double glazed window looking into the rear garden, space for a single bed and storage.

FAMILY BATHROOM

With an opaque UPVC double glazed window to rear aspect, panelled bath, WC, pedestal hand wash basin.

EXTERNALLY

The property is in a quite cul-de-sac location with a concrete driveway providing off street parking for four vehicles. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area.

11 CATKIN ROAD





11 CATKIN ROAD

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

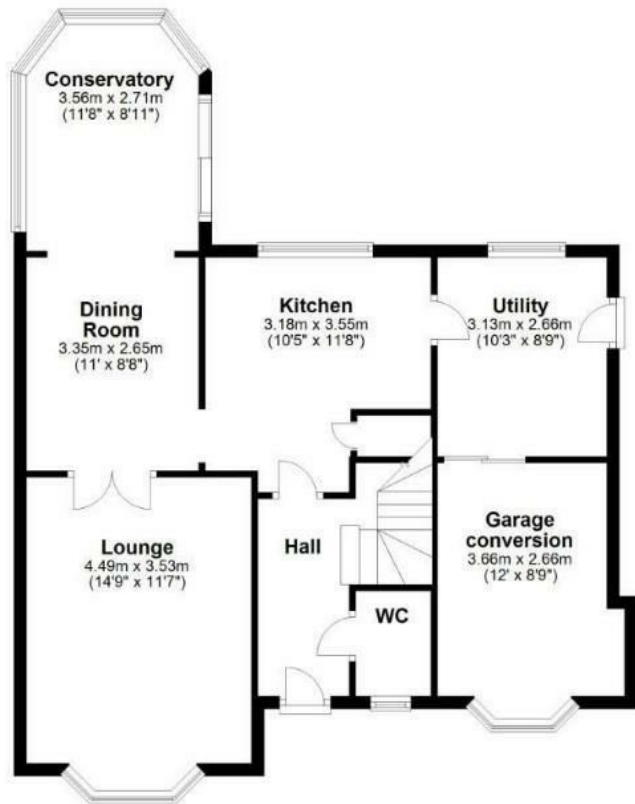
Floor Area – sq ft

Tenure – Freehold



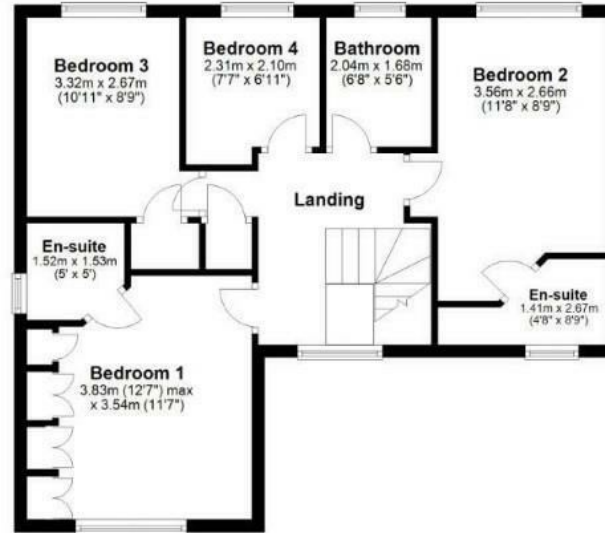
Ground Floor

Approx. 77.8 sq. metres (837.1 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



Total area: approx. 134.8 sq. metres (1451.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>



BILTONS

THE PERSONAL AGENTS

WWW.BILTONS.CO.UK

01724 642002