



7 VALEWOOD
SCUNTHORPE, DN16 3RS

£450,000



WWW.BILTONS.CO.UK
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DESCRIPTION

Nestled in the charming area of Valewood, Bottesford, Scunthorpe, this delightful bungalow offers a perfect blend of comfort and style. Boasting two spacious reception rooms, four cosy bedrooms, and two bathrooms, this property is ideal for those seeking a tranquil retreat for retirement or a family home

The property's layout provides ample space for both relaxation and entertainment, with the two reception rooms offering versatile options for family gatherings or quiet evenings in. The four well-appointed bedrooms ensure that there is plenty of room for the whole family to unwind and recharge.

Located in a peaceful neighbourhood, this bungalow offers a serene escape from the hustle and bustle of city life. The picturesque surroundings of Valewood provide a beautiful backdrop for daily walks and outdoor activities, perfect for nature enthusiasts and families alike.

Whether you're looking to settle down in a peaceful setting or seeking a weekend getaway, this charming bungalow in Valewood is sure to capture your heart. Don't miss the opportunity to make this lovely property your new home.

ENTRANCE PORCH

Accessed through glazed timber doors into porch leading into:-

ENTRANCE HALLWAY

Accessed through glazed timber doors greeting you into an open space with access into the garage, double storage cupboard and leading into:-

LIVING ROOM

With UPVC double glazed windows to front and side aspect, UPVC double glazed sliding doors to rear

aspect, feature electric fire with stone hearth, space for comfy sofas and TV with cabinet.

KITCHEN / BREAKFAST ROOM

With a UPVC double glaze dwindow to rear aspect, mushroom high gloss base units with laminate worktops, stainless steel sink, eye level double oven, electric hob with extractor fan, space for a fridge/freezer, space for a four seater table and chairs.

UTILITY

With a UPVC double glazed door and window to rear aspect, stainless steel sink with storage, space and plumbing for a washing machine and dishwasher, space for a dryer and storage.

DINING ROOM

Forward facing with a UPVC double glazed window to front aspect, space for a six seater table with chairs and a cabinet.

WC

With loft hatch access, WC, hand wash basin with storage.

MASTER BEDROOM

With a UPVC double glazed window, built in triple wardrobes, space for a king size bed with side drawers leading into:-

MASTER DRESSING AREA

With a UPVC double glazed window, space for a dressing table and draws leading into:-

MASTER EN-SUITE

With an opaque double glazed window to side aspect, panelled bath, WC, vanity housed hand wash basin, storage cupboard.

BEDROOM TWO

With a UPVC double glazed window to rear aspect, space for a double bed with side draws and built in double wardrobes.



BEDROOM THREE

With a UPVC double glazed window to front aspect, space for a double bed with storage.

BEDROOM FOUR

With a UPVC double glazed window to rear aspect, space for a double bed with storage.

FAMILY BATHROOM

With a panelled bath, WC, vanity housed hand wash basin, cubicle shower mains controlled.

EXTERNALLY

This prestigious property is located in a quiet cul-de-sac with a tarmac drive in drive out driveway which leads to the double garage, the garden is laid to lawn with mature shrubs and plants. The rear garden is fully enclosed, there is a highly manicured lawn with mature borders, and a patio.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

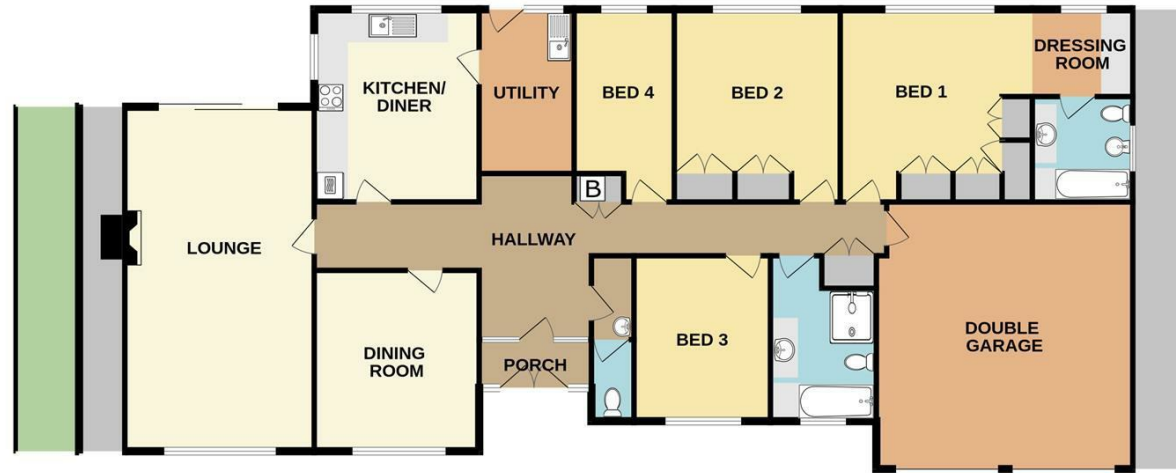
Viewings – By Appointment Only

Floor Area – sq ft

Tenure –



GROUND FLOOR



7 VALE WOOD, BOTTESFORD, SCUNTHORPE, DN16 3RS

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			77
(69-80) C		60	
(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

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