



## 64 WOODSIDE DRIVE SCUNTHORPE, DN17 2EA

**£260,000**  
**LEASEHOLD**

A beautifully proportioned family home, offering outstanding open-aspect views and a private, non-overlooked position to the rear.

The property has been thoughtfully extended to include a stunning sunroom with a fully tiled roof, making it a comfortable space to enjoy all year round. Flowing seamlessly from the sunroom is the impeccably designed kitchen-dining room, featuring elegant quartz worktops and ample space for a six-seater dining table. Double timber doors lead into the forward-facing living room, creating a warm and inviting atmosphere.



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## 64 WOODSIDE DRIVE



### DESCRIPTION

A beautifully proportioned family home, offering outstanding open-aspect views and a private, non-overlooked position to the rear.

Thoughtfully extended, this property now features a stunning sunroom with a fully tiled roof, providing a comfortable space to enjoy year-round. Flowing seamlessly from the sunroom is the impeccably designed kitchen-dining room, complete with elegant quartz worktops and ample space for a six-seater dining table. Double timber doors open into the forward-facing living room, creating a warm and inviting atmosphere.

The ground floor also benefits from a practical utility room, a convenient WC, and internal access to the integral garage.

Upstairs, the home boasts four generously sized bedrooms, including a master suite with an en-suite shower room. A stylish family bathroom completes the first floor.

Finished to a high standard throughout, this property enjoys a spacious rear garden with breathtaking views over the golf course, ideal for relaxation and outdoor entertaining.

### ENTRANCE HALLWAY

Accessed through a composite door with light to ceiling, radiator and stairs to first floor.

### LIVING ROOM

Light and coving to ceiling, uPVC double glazed window to front aspect and radiator, though double timber doors into the open plan :

### KITCHEN / DINER

Light to ceiling, uPVC double glazed window to rear

aspect, a range of high gloss white wall and base units with quartz worktops, stainless steel one and half drainer sink unit with chrome mixer tap, integrated dishwasher, electric fan assisted oven with electric hob and extractor fan, storage cupboard under the stairs, breakfast bar leading on to the open plan into dining are with light to ceiling, radiator and ample space for a six seater dining table

### UTILITY

Light to ceiling, timber door to side aspect, door into the garage, integrated fridge/freezer, space and plumbing for a washing machine and radiator

### DOWNSTAIRS WC

Light to ceiling, uPVC double glazed window, low flush WC, handwash basin and radiator

### SUN ROOM

Light to ceiling, French doors to patio and radiator

### FIRST FLOOR LANDING

Light, coving and loft hatch access to ceiling and storage cupboard

### MASTER BEDROOM

Light to ceiling, uPVC double glazed window to front aspect, a selection of high gloss built in wardrobes, over stairs storage cupboard and radiator

### MASTER EN-SUITE

A stunning newly installed en-suite finishes off the master bedroom perfectly with light to ceiling, uPVC double glazed window to side aspect, fully tiled shower cubical, low flush WC and hand wash basin and trendy gold finish towel heater and taps.

### BEDROOM TWO

Light to ceiling, uPVC double glazed window and radiator.

### **BEDROOM THREE**

Light to ceiling, uPVC double glazed window, a selection of floor to ceiling built in wardrobes and radiator.

### **BEDROOM FOUR**

Light to ceiling, uPVC double glazed window and radiator.

### **FAMILY BATHROOM**

Light to ceiling, uPVC double glazed window, low flush WC, vanity housed hand wash basin, panelled bath with shower over head and towel heater.

### **EXTERNALLY**

Approaching the front of the property you are met with a tarmac driveway that leads to a single garage with up and over door. The rear is south facing and enjoys a non overlooked position with views over the golf course. There is a beautiful large flag paved patio area along with artificial grass enclosed with timber fencing and a new addition with elevated decking so you can take advantage of looking out to the golf course watching the sunset.

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### ADDITIONAL INFORMATION

**Local Authority –**

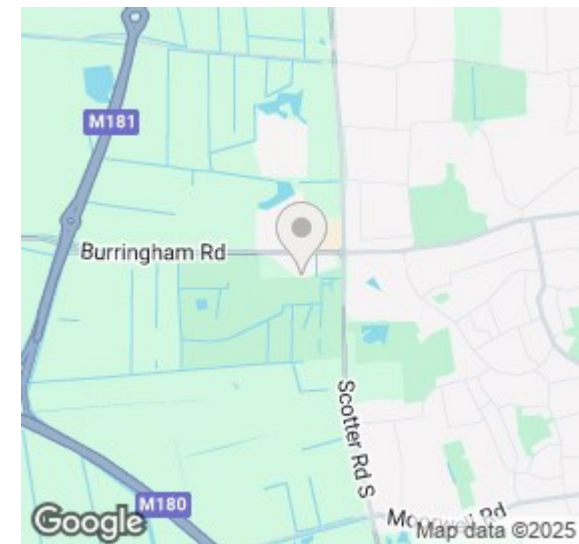
**Council Tax – Band D**

**Viewings – By Appointment Only**

**Floor Area – 1098.00 sq ft**

**Tenure – Leasehold**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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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