



19 KNIGHTS COURT

SCUNTHORPE, DN16 3PL

£215,000
FREEHOLD

Welcome to Knight's Court – A Hidden Gem in the Heart of Bottesford
Tucked away in a quiet, private cul-de-sac in the ever-popular village of Bottesford, this beautifully extended semi-detached home is perfect for first-time buyers or young families looking to settle into a welcoming community with excellent local schools.



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DESCRIPTION

Step inside to find a bright, front-facing living room, a ground floor bedroom, and a stylish bathroom. To the rear, the property boasts a generous kitchen-diner that opens into a spacious family room, complete with bi-fold doors leading out to the fully enclosed rear garden. A ceiling pod bathes the space in natural light, creating a warm and airy feel throughout the ground floor.

Upstairs, you'll find two further double bedrooms and a modern walk-in shower room.

With off-road parking, a thoughtfully extended layout, and a sought-after location close to well-regarded schools, this is a fantastic opportunity to make a wonderful home your own.

ENTRANCE

Light to ceiling, uPVC double glazed entrance door with Georgian uPVC double glazed side lights and side window to the side elevation, staircase to first floor accommodation, 2 under stairs storage cupboards,

LIVING ROOM

Light to ceiling, uPVC double glazed bay window to the front elevation, feature fireplace with marble inset and hearth and radiator

BEDROOM THREE

Light to ceiling, uPVC double glazed bow window to the front elevation, single panel radiator, half panelling to walls, wall to ceiling coving.

GROUND FLOOR BATHROOM

Spotlight to ceiling, uPVC double glazed window to the side elevation, chrome towel heater rail with inset old school style radiator, attractive white suite consisting of a low flush WC, hand wash into vanity with hot and cold mixer tap, corner panelled bath, separate corner shower cubicle with mains overhead shower

KITCHEN DINING ROOM

Light to ceiling, uPVC double glazed window to the rear elevation, shaker style fitted kitchen offering matching range of base units, drawer units and wall units all with brushed titanium style handles, stainless steel one and half bowl sink unit with hot and cold mixer tap, part tiled walls to the kitchen, , fully tiled floor, Georgian uPVC double glazed French d open square archway leads through to:

SUN ROOM

Light to ceiling, bi-fold doors to rear aspect, ceiling pod, feature fireplace

UTILITY ROOM

Light to ceiling, uPVC double glazed entrance door and double glazed window to the side elevation, matching tiled wall to the kitchen and matching tiled floor,

BEDROOM ONE

Light to ceiling, s uPVC double glazed Georgian window to the front elevation, single panel radiator, double fitted wardrobes to one wall with matching fitted drawer units, loft access,

BEDROOM TWO

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

1st FLOOR SHOWER ROOM

Light to ceiling, uPVC double glazed window, vanity housed hand wash basin and concealed cistern, walk in wet room style with electric shower

EXTERNAL

As you approach Knight's Court, you're met with a generous, low-maintenance paved driveway that offers ample parking and leads directly to the garage. The property sits neatly at the end of a quiet cul-de-sac, providing a sense of privacy and space.

To the rear, you'll find a fully enclosed garden, bordered with timber fencing for added privacy. Designed for low maintenance, it offers a fantastic blank canvas – whether you're dreaming of raised beds, decking, or an outdoor entertaining area, there's plenty of potential to put your own stamp on it.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1367.00 sq ft

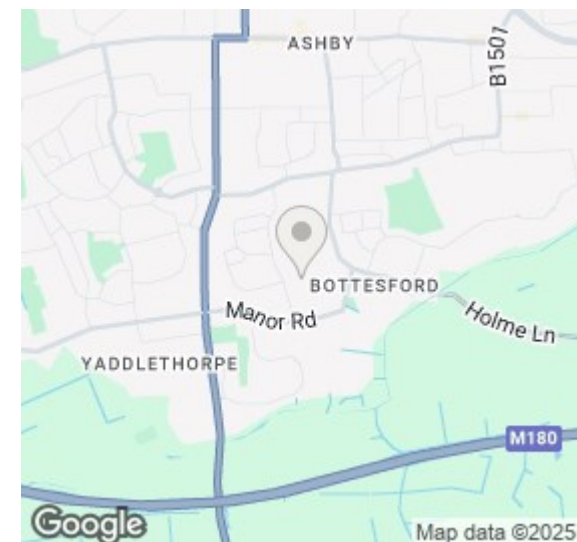
Tenure – Freehold





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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		79
(69-80) C	65	
(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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