



78 BALDWIN AVENUE

SCUNTHORPE, DN16 3TF

£280,000
FREEHOLD

An Immaculately Presented Four-Bedroom Detached Family Home in Bottesford

This fantastic four-bedroom detached family home is located in the highly sought-after area of Bottesford, on the desirable Baldwin Avenue. The property is ideally positioned with excellent links to local catchment schools and offers a beautifully presented interior throughout, maintained to a very high standard.



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AGENTS

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01724 642002

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DESCRIPTION

Light, modern, and airy, this is a superb family home boasting landscaped rear gardens, from the welcoming entrance hallway, you'll find a downstairs WC and a useful storage cupboard. The front-facing living room features a charming log-burning stove and flows seamlessly through an open square archway into the formal dining room, complete with French doors leading out to the garden.

The well-appointed kitchen/breakfast room is a great size, offering both practicality and style for everyday living.

Upstairs, the first floor comprises four bedrooms, including a principal bedroom with en-suite, as well as a contemporary family bathroom.

The rear garden is a real highlight—low maintenance and beautifully landscaped with artificial turf, generous patio areas, and several peaceful seating nooks perfect for relaxing in the warmer months.

Additional features include an electric vehicle charging point to the front, a double driveway, and solar panels, making this home both eco-friendly and cost-effective to run.

ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor with an under stairs storage cupboard leading into:-

DOWNSTAIRS WC

With an opaque uPVC double glazed window to front aspect, WC and a hand wash basin.

LIVING ROOM

With a uPVC double glazed window to front aspect, log burning stove leading into:-

DINING ROOM

With uPCV double glazed French doors having access to the rear garden and leading into:-

KITCHEN/BREAKFAST ROOM

With uPVC double glazed windows X 2 to rear aspect, composite door to side aspect, range of grey high gloss wall and base units with laminate worktops, composite single drainer sink, integrated dishwasher, integrated under counter fridge and freezer, electric fan assisted oven and hob with extractor fan and a breakfast bar.

FIRST FLOOR LANDING

With loft hatch access.

MASTER BEDROOM

With a uPVC double glazed window to front aspect, radiator, full wall of built in wardrobes leading into:-

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, corner shower, hand wash basin, WC, towel heater.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to front aspect, radiator and storage cupboard over the stairs.

BEDROOM FOUR

With a uPVC double glazed window to rear aspect and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window to rear aspect, panelled bath with overhead shower, WC, hand wash basin, towel heater and a storage cupboard.

EXTERNALLY

The front of the property is located in a quiet cul-de-sac with a driveway providing off street parking for three vehicles leading to the garage and a lawn area with mature hedging. The rear garden is fully enclosed with timber fencing is laid to astro turf with a paved patio and a raised decking area.

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ADDITIONAL INFORMATION

Local Authority –

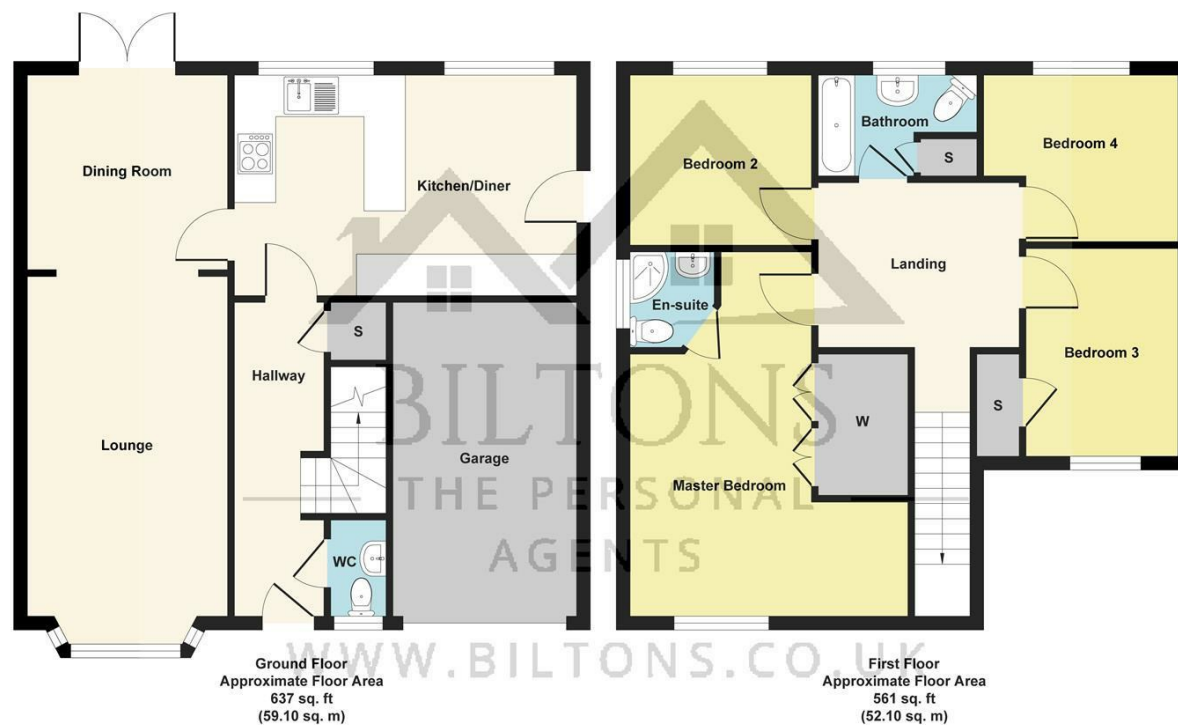
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1249.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(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

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



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