



5 FERMONT COURT

SCUNTHORPE, DN17 2ED

£215,000
FREEHOLD

Absolutely stunning modern three bed townhouse – Yaddlethorpe, Outskirts of Bottesford!



BILTONS

THE PERSONAL
AGENTS

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DESCRIPTION

Absolutely Stunning Modern Townhouse –
Yaddlethorpe, Outskirts of Bottesford

This immaculately presented and much-improved modern townhouse is a true gem, located on the peaceful outskirts of Bottesford, tucked away in a quiet cul-de-sac in a slightly elevated, non-overlooked position, this fabulous family home is packed with style, space, and comfort.

Step inside and you're greeted by a bright, spacious living room featuring a striking tiled accent wall – perfect for relaxing or entertaining. The beautifully appointed kitchen is sleek and modern, with plenty of storage and worktop space, plus a convenient downstairs WC. Fully glazed door leads out to a low-maintenance rear garden, complete with astroturf and stylish raised borders – ideal for busy families or those who enjoy easy outdoor living.

On the first floor, you'll find two generous double bedrooms. One serves as a funky, well-designed guest bedroom with built-in wardrobes, and the other is currently set up as a vibrant child's room. These are served by a stunning modern family bathroom with high-end fixtures and finishes.

The second floor is home to the luxurious master suite, boasting a large bedroom area and an impressive en-suite shower room – a true private sanctuary.

Additional benefits include off-street parking for two to three vehicles, a garage, and a move-in ready condition throughout. This home really has the vibe – stylish, spacious, and utterly turnkey.

Don't miss your chance to view this beautiful home – it's a rare find in a fantastic location!

ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor and column radiator leading into:-

LIVING ROOM

With a uPVC double glazed window to front aspect, feature tiled wall, and a radiator leading into:-

KITCHEN/BREAKFAST ROOM

With uPVC double glazed windows and uPVC door to rear aspect, range of high gloss wall and base units with laminate worktops, composite single drainer sink, integrated dishwasher, electric fan assisted oven and grill, electric hob with extractor fan, integrated fridge/freezer, breakfast bar having space for a six seater table.

DOWNSTAIRS WC

With a WC, hand wash basin and a radiator.

FIRST FLOOR LANDING

With a uPVC double glazed window to front aspect and a storage cupboard.

BEDROOM TWO

With a uPVC double glazed window to rear aspect, radiator, built in wardrobes/storage and a tiled feature wall.

FAMILY BATHROOM

With an opaque uPVC double glazed window to side aspect, P shaped bath with overhead shower, WC, hand wash basin, radiator, towel heater.

BEDROOM THREE

With a uPVC double glazed window to front aspect and a column radiator.

SECOND FLOOR LANDING

MASTER BEDROOM

With 2 X Velux style windows to rear aspect, radiator,



feature tiled wall and storage into the eaves leading into:-

MASTER EN-SUITE

With a Velux style window, WC, hand wash basin, walk in shower with sliding door, radiator, towel heater, fully tiled.

EXTERNALLY

The front of the property is laid to lawn with a paved path leading to the front door, the tarmac driveway provides off street parking for two/three vehicles leading to the garage with up and over door. The rear garden is fully enclosed with timber fencing, non overlooked, laid to astro turf with raised sleeper planters and a patio area.

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ADDITIONAL INFORMATION

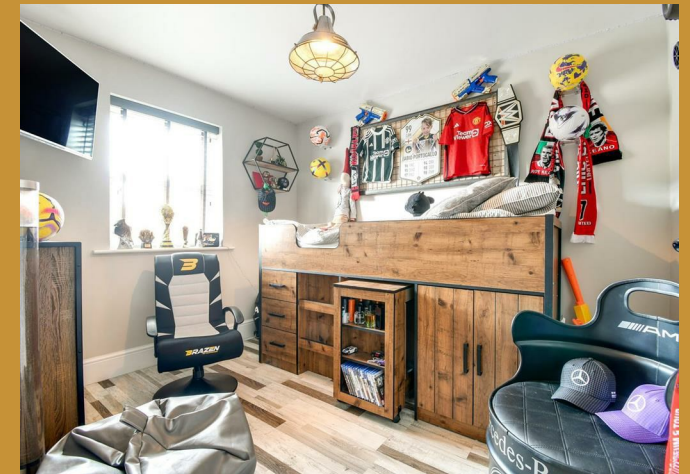
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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

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