



## 22 ETON DRIVE SCUNTHORPE, DN17 2PH

**£185,000**  
**FREEHOLD**

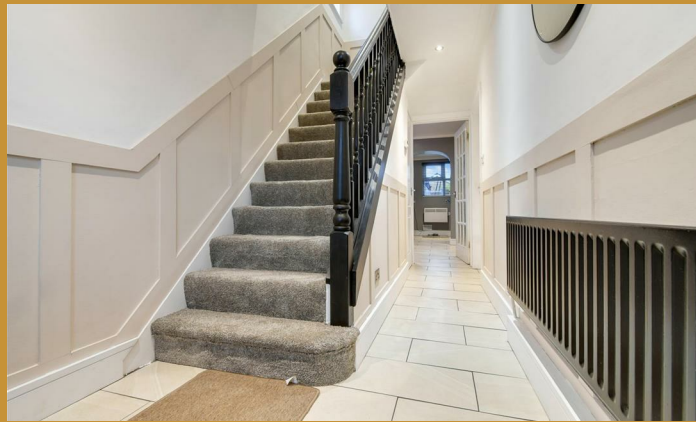
Eton Drive, Bottesford – Well-Presented Three Bedroom Semi-Detached Home in a Sought-After Location



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## 22 ETON DRIVE



### DESCRIPTION

Set within a highly desirable residential area, this well-maintained three bedroom semi-detached property offers generous living space, a thoughtful layout and a great rear garden – ideal for families and first-time buyers.

Entering the home, you are welcomed into a bright entrance hallway featuring stylish wall panelling, stairs to the first floor and a useful understairs storage cupboard, with doors opening into the lounge diner and kitchen.

The spacious lounge diner continues the attractive panelling and benefits from a large front-facing window, feature fireplace with surround and bespoke alcove shelving and storage to each side. The dining area enjoys French doors opening out to the rear garden and provides ample space for a family dining table and chairs.

The kitchen is fitted with traditional wall and base units, built-in oven, hob and extractor fan, tiled splashback and an archway opening into the utility area, offering further storage units, space for appliances, an electric wall heater and a side exit door.

Upstairs are three good-sized bedrooms. To the front, bedroom one is a spacious double while bedroom three also offers comfortable proportions. To the rear, bedroom two is currently divided with stud walling to create two separate areas – perfect for children sharing – but this can easily be removed if preferred.

The modern family bathroom is an excellent size, comprising bath, separate shower cubicle, vanity sink unit, WC, heated towel radiator and a built-in storage cupboard housing the boiler.

Outside, the property benefits from ample off-road parking on the driveway, a low-maintenance gravelled front garden and a side gate providing access to the detached single garage and rear garden. The rear garden is mainly laid to lawn and features a charming area sectioned off with a wooden picket fence – ideal as a play area or dog run – and is fully enclosed by timber fencing.

A lovely home in a prime location – early viewing is highly recommended.

### ENTRANCE HALLWAY

A warm and welcoming entrance with stylish wall panelling, stairs to the first floor, useful understairs storage cupboard and doors leading to the lounge diner and kitchen.

### LOUNGE DINER

A spacious dual-use room featuring attractive continued wall panelling, a large front-facing window, feature fireplace with surround, and bespoke alcove shelving and storage. The dining area offers ample space for a table and chairs and benefits from French doors opening onto the rear garden.

### KITCHEN

Fitted with traditional wall and base units, built-in oven, hob and extractor fan, tiled splashback and an archway opening into the utility area.

### UTILITY AREA

Offering additional wall and base units, space for appliances, electric wall heater and a side exit door providing convenient access to the garden and garage.

### BEDROOM ONE

A spacious front-facing double bedroom with plenty of room for wardrobes and additional furniture.

## BEDROOM TWO

Located to the rear, currently divided with stud walling to form two smaller individual spaces – ideal for siblings or flexible use – though this can easily be removed to return the room to a standard double.

## BEDROOM THREE

A comfortable front-facing smaller double bedroom.

## FAMILY BATHROOM

A generously sized and modern bathroom fitted with a bath, separate shower cubicle, vanity sink unit, WC, heated towel radiator and a built-in storage cupboard housing the boiler.

## FRONT EXTERIOR

Ample off-road parking on the driveway, low-maintenance gravelled front garden and a pathway leading to the front door. Side gate providing access to the garage and rear garden.

## REAR GARDEN

A good-sized garden mainly laid to lawn with a section separated by a wooden picket fence - ideal as a play area or pet zone. Fully enclosed with timber fencing and offering plenty of scope for seating and planting.

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### ADDITIONAL INFORMATION

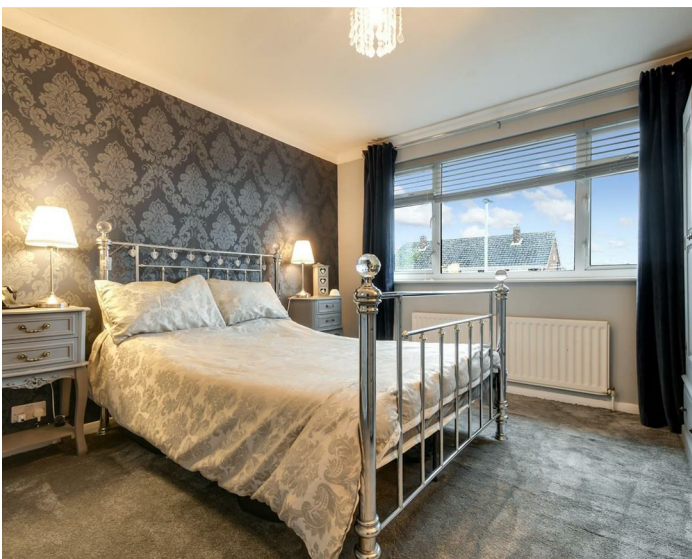
**Local Authority –**

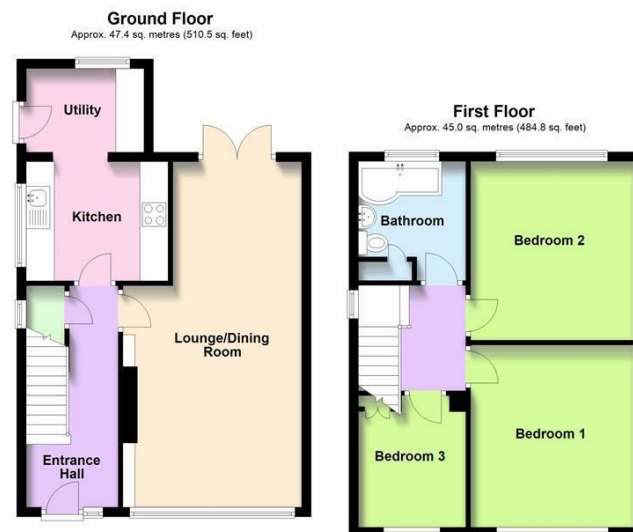
**Council Tax – Band B**

**Viewings – By Appointment Only**

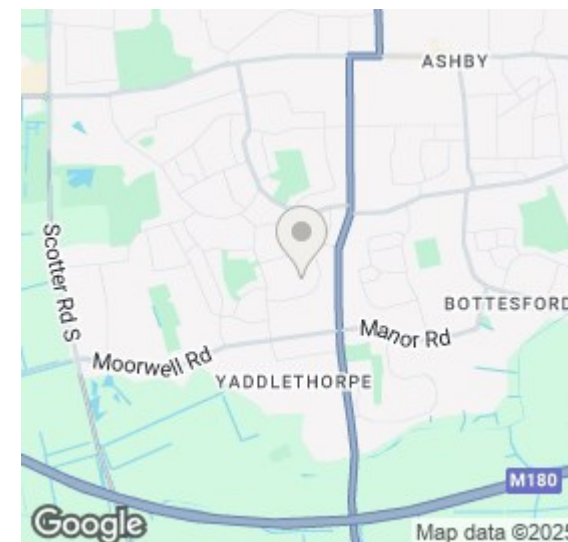
**Floor Area – 1173.28 sq ft**

**Tenure – Freehold**





Total area: approx. 92.5 sq. metres (995.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(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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