



11 BOTTESFORD AVENUE SCUNTHORPE, DN16 3EW

£210,000
FREEHOLD

Beautifully Renovated Four-Bedroom Semi-Detached Home located in Ashby

This stunning four-bedroom semi-detached property has been completely transformed into a turnkey, ready-to-move-in home. The sellers have meticulously upgraded every aspect, including new windows, a full rewire, a modern heating system, fresh decoration, new carpets, and quality plasterwork.



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01724 642002

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DESCRIPTION

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Upon entering the bright and welcoming entrance hallway, you are greeted by a spacious and sunlit living room with a convenient under-stair storage cupboard. The open-plan kitchen/diner has been beautifully extended to include a family area, featuring two sets of bi-fold doors that open onto a generously lawned rear garden, perfect for entertaining.

Upstairs, the property offers three well-proportioned double bedrooms and a versatile single bedroom, ideal as a study, dressing room, or nursery.

To the front, the property benefits from off-road parking for three vehicles.

Offered chain-free for a smooth purchase, this exceptional home is perfect for families seeking stylish, modern living in a sought-after location.

Viewing is highly recommended!

ENTRANCE HALLWAY

Accessed through a uPVC door with stairs to the first floor, radiator and consumer unit leading into:-

LIVING ROOM

With a uPVC double glazed window to front aspect, radiator and under stairs storage cupboard leading into:-

KITCHEN (DINER / FAMILY ROOM)

Kitchen with matt black J handle wall and base units with compressed laminate worktops and upstands, composite sink with black mixer tap, integrated dishwasher, integrated fridge/freezer, column radiator, electric fan assisted oven with induction hob and extractor fan, central island with storage leading into:- Dining/Family Room with 2 X bifold doors, radiators X 2.

UTILITY ROOM

With matt black wall unit housing combi boiler and base unit with compressed laminate worktop having space under for a washing machine and dryer, column radiator leading into:-

DOWNSTAIRS WC

With an opaque uPVC double glazed window to side aspect, chrome towel heater, WC, vanity housed corner hand wash basin with storage.

FIRST FLOOR LANDING

With uPVC double glazed window to side aspect and loft hatch access.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

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

FAMILY BATHROOM

With an opaque uPVC double glazed window to front aspect, roll top clawed foot bath with overhead shower, WC, chrome tower heater, pedestal hand wash basin

EXTERNALLY

The front of the property has off street parking for three vehicles and the rear garden is fully enclosed with timber fencing, laid to lawn with a flagstone patio area.

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ADDITIONAL INFORMATION

Local Authority –

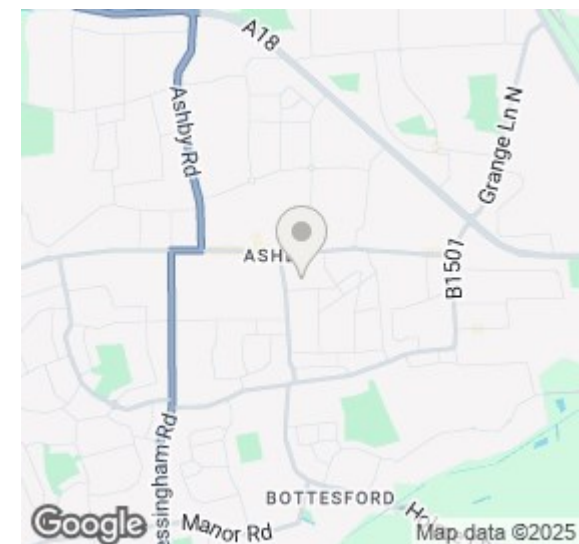
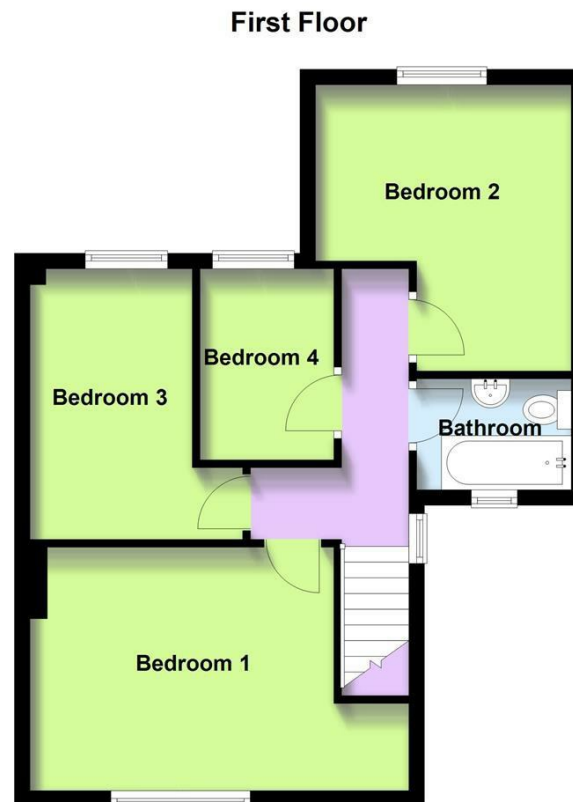
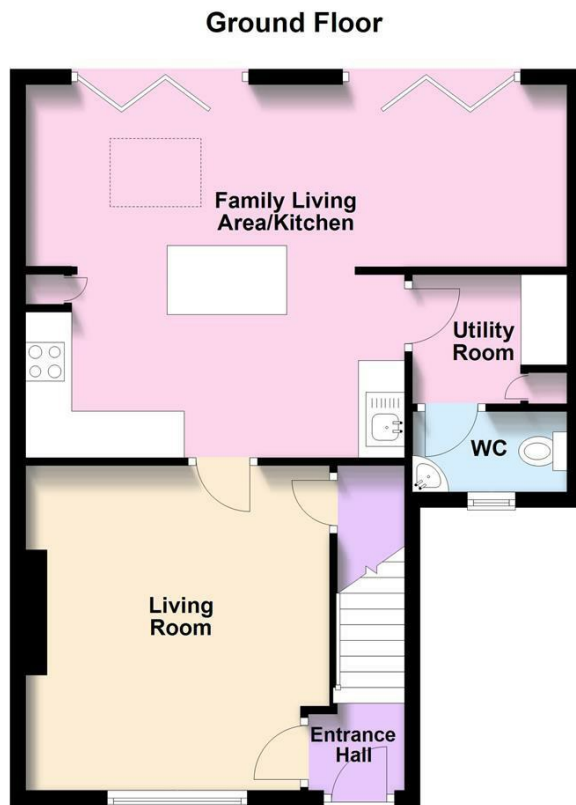
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1184.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
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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