



**Lobelia Drive, Bottesford Scunthorpe DN17 2GE**

welcome to

## Lobelia Drive, Bottesford Scunthorpe

- Detached family home
- Four bedrooms
- Single Integral garage
- Open plan kitchen/breakfast room
- Desirable Location

Tenure: Freehold EPC Rating: D

# £339,000

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### Entrance Hall

White composite double glazed door to the front, radiator, Bausen oak engineered wood flooring, storage cupboard, inset spotlights, staircase with Richard Burbridge Immix oak handrail, baserail, Newell posts and glass panels

### Cloakroom

Fitted wash hand basin, W.C, inset spotlights, radiator

### Lounge

17' 11" x 10' 7" ( 5.46m x 3.23m )  
Double glazed square bay window, two central heating radiators, laminate flooring, coving to the ceiling, integral french doors leading to the kitchen, electric coal effect fire set in a wood surround

### Kitchen/Breakfast Room

25' 8" x 9' 8" ex reece ( 7.82m x 2.95m ex reece )  
Fitted kitchen with wall and base units in dove grey shaker style with Corian Granite worktops in sparkling Blanco with built in Neff appliances throughout consisting of induction hob, extractor hood, large main electric double Neff slide & Glide oven, single oven above with grill, built in dishwasher, built in fridge freezer 70/30 split. sink and drainer unit, Italian floor tiling, inset spotlights, double glazed window to the rear, central heating boiler, two central heating radiators

### Landing

stairs leading from the entrance hall, loft access, inset spotlights, central heating radiator, airing cupboard

### Bedroom One

13' 1" to the front of the wardrobes x 11' 9" ( 3.99m to the front of the wardrobes x 3.58m )  
Double glazed window, four double built in wardrobes, central heating radiator

### En-Suite

Fitted with hand wash basin, W.C, Extractor fan, shower cubicle, heated towel rail, laminate flooring

### Bedroom Two

15' 10" x 8' 8" ( 4.83m x 2.64m )  
Double glazed window, two double built in wardrobes, central heating radiator

### Bedroom Three

10' 5" x 8' 6" ( 3.17m x 2.59m )  
Double glazed window, double built in wardrobes, central heating radiator

### Bedroom Four

10' 4" x 8' 5" ( 3.15m x 2.57m )  
Double glazed window, central heating radiator

### Bathroom

Fitted with wash hand basin, W.C, Bath, shower cubicle, shaver point, heated towel rail, double glazed window



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#### Property Ref:

SCT110591 - 0005

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