



- Detached Bungalow
- 3/4 Double Bedrooms
- 32ft5 Lounge/Diner
- 24ft4 Kitchen/Diner
- Conservatory
- Bathroom & Additional WC
- Generous Gardens & Inner Courtyard
- Off Street Parking & Garage

Manor Road, Scunthorpe, DN16 3PU,  
Offers in the Region Of £350,000





Starkey&Brown are delighted to offer for sale this deceptively spacious detached bungalow in the heart of Bottesford. Enjoying uninterrupted views to the front and rear of the Bottesford Beck and Bulls Field, the property offers unique features and is a MUST VIEW! The internal accommodation briefly comprises of 3 double bedrooms, fourth double bedrooms (currently used as a study), lounge/diner overlooking the rear garden, kitchen/diner, conservatory, family bathroom, additional WC with cloakroom space and inner hallway. Outside the property has ample off street parking for numerous vehicles to the front, car port, garage and access down either side to a lawned rear garden which is generous in size and well maintained. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: E.



### Entrance

Having uPVC double glazed door to the front aspect, uPVC double glazed window overlooking the central courtyard, radiator, coved ceiling and access to the loft.

### WC

Having uPVC double glazed window to the side aspect, wash hand basin, low level WC and heated towel rail.

### Kitchen/Diner

11' 10" x 24' 4" (3.60m x 7.41m)

Having uPVC double glazed windows to the front and side aspects, uPVC double glazed door to the side aspect, radiator, coved ceiling, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, induction hob and extractor fan and space/plumbing for white goods.

### Lounge/Diner

11' 10" x 32' 5" (3.60m x 9.87m)

Having two uPVC double glazed windows to the side aspects, uPVC double glazed sliding doors overlooking the rear garden, uPVC double glazed French doors opening to the central courtyard, coved ceiling, two radiators, step into lounge area and feature fireplace.

### Conservatory

12' 10" x 8' 6" (3.91m x 2.59m)

Having uPVC double glazed windows surrounding, uPVC double glazed French doors to the side aspect and wall mounted heater.

### Study/Bedroom 4

12' 10" x 10' 4" (3.91m x 3.15m)

Having uPVC double glazed French doors into the conservatory, radiator and coved ceiling.

### Bedroom 1

11' 2" x 9' 10" (3.40m x 2.99m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling and built in wardrobes.

### Bedroom 2

9' 10" x 11' 7" (2.99m x 3.53m)

Having uPVC double glazed window to the side aspect, radiator, coved ceiling and built in wardrobe.

### Bedroom 3

9' 7" x 8' 6" (2.92m x 2.59m)

Having uPVC double glazed window and door to the central courtyard, radiator and coved ceiling.

### Bathroom

10' 4" x 8' 5" (3.15m x 2.56m)

Having two uPVC double glazed windows to the rear aspect, radiator, panelled bath with shower head attachment, separate shower cubicle with shower inset, wash hand basin and low level WC.

### Outside Front

The front of the property overlooks Bulls Field. Two gravelled areas provide ample off street parking for numerous vehicles and access to a garage and car port. The front garden is mainly laid to lawn with a range of shrubs and dwarf walling.

### Inner Central Courtyard

The central courtyard offers an excellent degree of privacy and is laid with patio.

### Garage

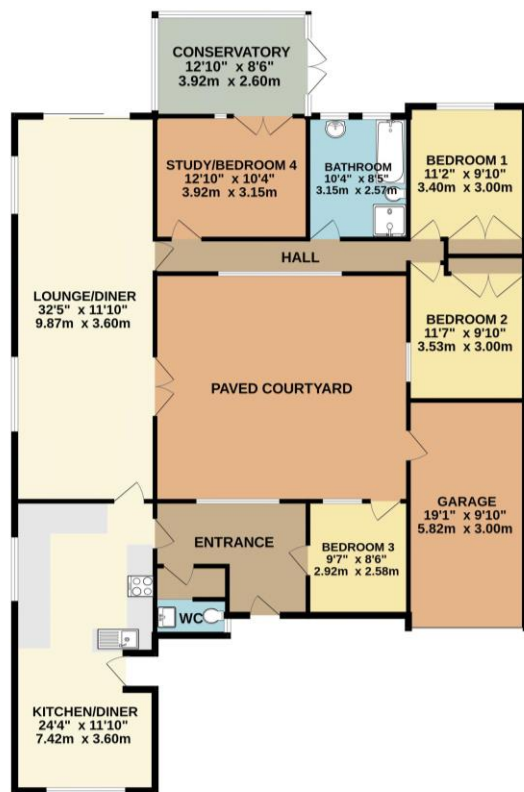
9' 10" x 19' 1" (2.99m x 5.81m)

Having up and over door, light, power and uPVC double glazed side door to central courtyard.

### Outside Rear

The rear garden is generous in size and enjoys uninterrupted views of the Bottesford Beck. The garden is on split levels and is mainly laid to lawn with a range of trees, plants and shrubs, paved patio areas, fenced surround and brick outbuilding.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU  
 T: 01724 856100  
 E: [scunthorpe@starkeyandbrown.co.uk](mailto:scunthorpe@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
 YOUR LOCAL PROPERTY PEOPLE