



## 40 BALLIOL DRIVE SCUNTHORPE, DN16 3LA

**£275,000**  
**FREEHOLD**

Beautifully presented and ready to move straight into, this stunning four-bedroom detached family home enjoys a quiet cul-de-sac position within the highly regarded Bottesford area. Finished to a high modern standard throughout, the property offers spacious living accommodation including a conservatory, en-suite to the master bedroom, detached garage, built-in EV charger and a fully enclosed rear garden ideal for families and entertaining.



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## 40 BALLIOL DRIVE

### DESCRIPTION

STUNNING TURN-KEY FAMILY HOME IN A QUIET CUL-DE-SAC POSITION – FOUR BEDROOMS, CONSERVATORY, GARAGE, EV CHARGER AND READY TO MOVE STRAIGHT INTO.

Situated in a quiet cul-de-sac within the highly regarded Bottesford area, this beautifully presented four-bedroom detached home is the perfect choice for families seeking space, style and a property finished to a high modern standard throughout. Ready to move straight into, this impressive home offers spacious accommodation, excellent outdoor space and a fantastic layout for modern family living.

Step inside the welcoming and spacious entrance hallway, thoughtfully designed in a boot room style with fitted bench seating and useful space for coats and shoes, creating a practical yet stylish first impression to the home. From here there are stairs rising to the first floor, a handy ground floor WC and internal access through to the kitchen.

The lounge is a superb size and beautifully presented, featuring a stylish modern fireplace creating a lovely focal point to the room, whilst offering plenty of space for furnishings and everyday family living.

The dining room provides an ideal space for family meals, entertaining guests or everyday use, with patio doors opening through into the conservatory.

The conservatory is a wonderful additional reception space filled with natural light and overlooking the rear garden. This versatile room is perfect as a second sitting room, playroom, home office or relaxing garden room all year round.

The kitchen is fitted with a modern range of wall and

base units complemented by work surfaces, with space for appliances and a practical layout suited to busy family life. A rear access door leads conveniently out to the garden.

To the first floor there are four great size bedrooms, making this an ideal long-term family home. The master bedroom benefits from its own en-suite shower room, providing added convenience, whilst the remaining bedrooms are all well proportioned and served by a stylish modern family bathroom fitted with bath, wash hand basin and WC.

Outside, the front of the property enjoys a low maintenance slate garden alongside a driveway providing ample off-road parking and leading to the detached single garage. The driveway also benefits from a built-in EV charger, ideal for electric vehicle owners. The fully enclosed rear garden is ideal for both families and entertaining, featuring a paved patio area, lawned garden and a decked seating area perfect for outdoor dining or relaxing in the warmer months.

Beautifully maintained, stylishly presented and ready to move straight into, this impressive four-bedroom detached home combines modern living with a sought-after cul-de-sac setting in Bottesford. Early viewing is highly recommended.

### Entrance Hallway / Boot Room

Step inside the welcoming entrance hallway, thoughtfully designed in a practical boot room style with fitted bench seating and useful space for coats and shoes. A stylish and functional first impression to the home, with stairs rising to the first floor, ground floor WC and doors leading to the main living accommodation.

### Ground Floor WC

A useful addition for modern family living, fitted with WC and wash hand basin.



## Lounge

A superb size main reception room, beautifully presented and featuring a modern fireplace creating an attractive focal point. With ample room for sofas and furnishings, this is an ideal everyday living space for the whole family.

## Dining Room

The dining room provides plenty of space for a family dining table and chairs, ideal for entertaining guests or everyday use, with patio doors opening into the conservatory.

## Conservatory

A fantastic additional reception room overlooking the rear garden and filled with natural light. This versatile space is perfect as a second sitting room, playroom, home office or relaxing garden room.

## Kitchen

Fitted with a modern range of wall and base units with complementary worktops and space for appliances. Stylish and practical for busy family life, with convenient access out to the rear garden.

## First Floor Landing

Providing access to all four bedrooms, family bathroom and loft space.

## Master Bedroom

A generous double bedroom beautifully presented and benefitting from its own en-suite shower room.

## En-Suite Shower Room

Fitted with shower enclosure, wash hand basin and WC.

## Bedroom Two

A spacious double bedroom ideal for family members or guests.

## Bedroom Three

A well-proportioned bedroom perfect as a child's room, guest bedroom or home office.

## Bedroom Four

A versatile fourth bedroom suitable as a nursery, study or additional bedroom space.

## Family Bathroom

Finished in a modern style and fitted with bath, wash hand basin and WC.

## Outside

To the front of the property is a low maintenance slate garden with driveway to the side providing ample off-road parking and leading to the detached single garage. The driveway also benefits from a built-in EV charger. The fully enclosed rear garden is ideal for families and entertaining, featuring a paved patio area, lawned garden and decked seating space perfect for enjoying the warmer months.

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### ADDITIONAL INFORMATION

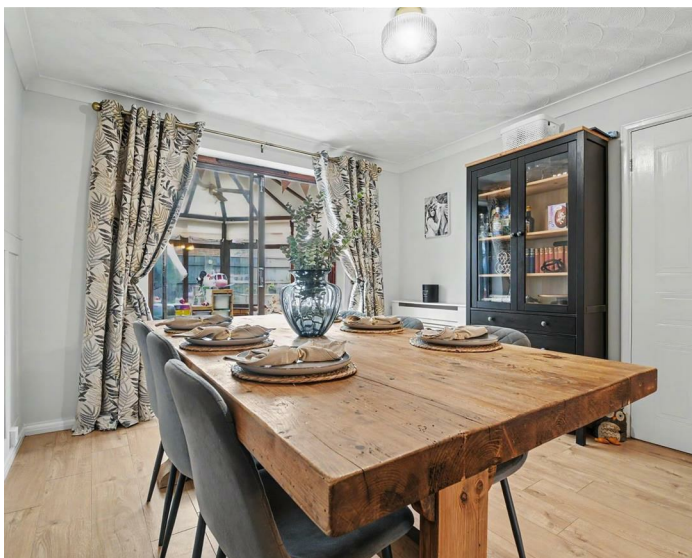
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

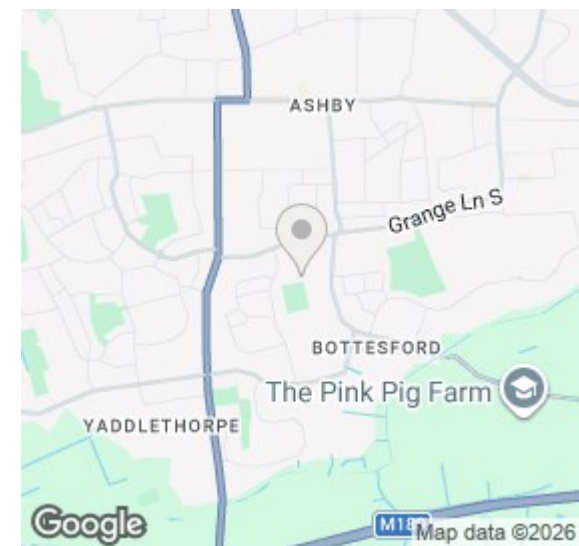
Floor Area – 1282.00 sq ft

Tenure – Freehold





Total area: approx. 119.1 sq. metres (1282.2 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>	<b>70</b>	<b>76</b>
(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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