



## 15 MAGDALEN CLOSE

SCUNTHORPE, DN16 3NA

**£230,000**  
**FREEHOLD**

Four bedroom detached family home positioned within a quiet cul-de-sac in the sought-after village of Bottesford. Offering spacious accommodation, garage, driveway and fantastic potential to modernise, all within catchment for local schools.



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01724 642002

# 15 MAGDALEN CLOSE

## DESCRIPTION

QUIET CUL-DE-SAC POSITION | FOUR BEDROOM  
DETACHED FAMILY HOME | SOUGHT-AFTER  
BOTTESFORD LOCATION | GREAT POTENTIAL TO  
MODERNISE | IDEAL FOR LOCAL SCHOOL  
CATCHMENT | GARAGE & DRIVEWAY

Situated on Magdalen Close in the highly sought-after area of Bottesford, this four-bedroom detached family home enjoys a quiet cul-de-sac position and offers fantastic potential for a buyer looking to modernise and create their ideal long-term family home. Perfectly placed for access to well-regarded local schools and amenities, this spacious property offers versatile accommodation both inside and out.

Step inside via the front entrance hallway where you will find stairs rising to the first floor, a handy downstairs WC and access into the spacious lounge diner. The lounge area is front facing with a large window allowing plenty of natural light to flow through, while an open archway leads through into the dining area creating a fantastic open family space. From the dining area, double doors open into the rear snug, offering a versatile second reception area ideal as a sitting room, playroom or home office space. There is also access through into the kitchen.

The generously sized kitchen is fitted with shaker style wall and base units with plenty of worktop and storage space, alongside ample room for freestanding appliances. The kitchen also benefits from access into the rear snug and a rear exit door leading out to the garden.

To the first floor are four bedrooms comprising two great size double bedrooms and two single bedrooms, making this an ideal family layout. The family bathroom is fitted with a bath with shower over,

pedestal wash hand basin and WC.

Outside, the property benefits from off-road parking to the front via the driveway along with access to the single garage. A pathway leads around the side of the property to the enclosed rear garden which has been designed for low maintenance living and features patio seating areas, decked entertaining space and garden sheds.

Offering fantastic potential in one of Bottesford's most desirable residential areas, this is a great opportunity for buyers looking to create a wonderful family home in a quiet and convenient location.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, access to the downstairs WC and door leading into the lounge diner.

### Downstairs WC

Fitted with WC.

### Lounge

Front facing reception room with large window and open archway leading through to the dining area.

### Dining Area

Good size dining space with double doors opening into the rear snug and access into the kitchen.

### Rear Snug

Versatile additional reception room overlooking the rear garden, ideal as a snug, playroom or home office.

### Kitchen

Fitted with shaker style wall and base units with ample worktop space, room for appliances, rear exit door and access into the snug.



## **First Floor Landing**

Providing access to all four bedrooms and the family bathroom.

### **Bedroom One**

Good size double bedroom.

### **Bedroom Two**

Second spacious double bedroom.

### **Bedroom Three**

Single bedroom ideal for a child's bedroom or office.

### **Bedroom Four**

Further single bedroom.

### **Family Bathroom**

Fitted with bath with shower over, pedestal wash hand basin and WC.

### **Outside**

To the front of the property is a driveway providing off-road parking and access to the single garage. A pathway leads around the side to the enclosed rear garden which is designed for low maintenance and features patio seating areas, decked entertaining space and garden sheds.

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## ADDITIONAL INFORMATION

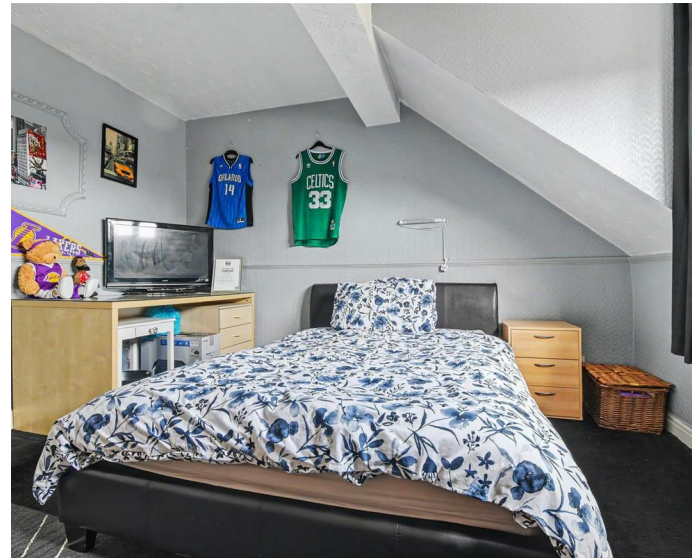
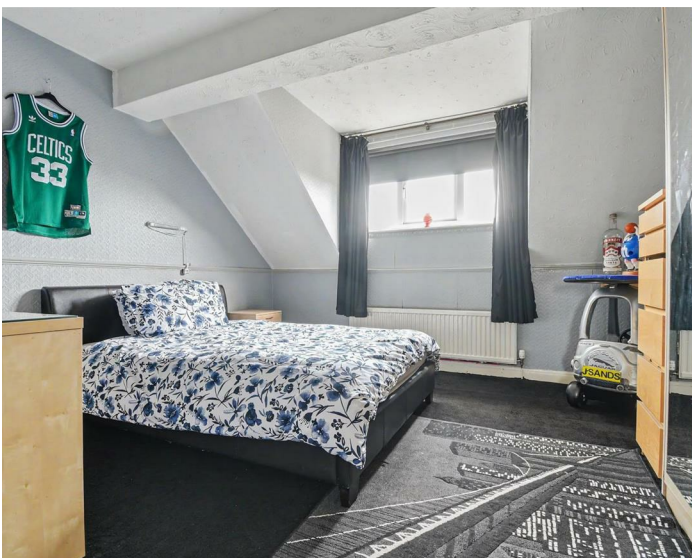
Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1216.00 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		68	80
(39-54) E			
(21-38) F			
(1-20) G			
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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