



## Betony Close, Scunthorpe, DN15 8PP

£260,000

Modern style detached house with impressive gardens on popular development. Kitchen & utility room, lounge, through dining room & conservatory, 4 well proportioned bedrooms plus bathroom, en suite & WC. Driveway parking plus garage.



# 28 Betony Close, Scunthorpe, DN15 8PP

We are delighted to offer for sale this modern detached house located on an impressive plot with access to amenities and transport links plus within catchment of OFSTED 'Good' and 'Outstanding' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a kitchen with integrated appliances & utility room plus bathroom, en suite & WC. Items of note include the conservatory to the rear with French doors, wardrobes to bedrooms 1 & 2 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and curtains included as fitted.

To the ground floor is an entrance hall, lounge, through dining room, conservatory, breakfast kitchen, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom. There is a boarded loft with carpets, power, light and Velux window accessed via a fixed staircase.

The property is located in an impressive plot with lawns, mature planting, patio and decking plus summer house and external tap. There is driveway parking leading to a detached garage with power and light plus personnel door leading into the property.

Tenure - Freehold  
Council Tax - Band D

The property comprises.

## GROUND FLOOR

### Entrance Hall

With fitted carpets.

### Lounge 15'1"(max) x 11'8"(max) (4.61m(max) x 3.56m(max))

With carpets and curtains.

### Through Dining Room 8'7" x 7'8" (2.63m x 2.34m)

With carpets and curtains.

### Conservatory 14'0"(max) x 8'10"(max) (4.27m(max) x 2.70m(max))

With floor tiling and blinds. French doors leading to rear garden.

### Breakfast Kitchen 14'4"(max) x 9'3" (max) (4.37m(max) x 2.84m(max))

Having a comprehensive range of wall and base units with complimenting laminate worktops and breakfast bar. With integrated

oven, 5 ring hob, dishwasher, fridge and freezer plus 1.5 sink and mixer tap.. With vinyl flooring and blinds.

### Utility 6'11"(max) x 5'6"(max) (2.11m(max) x 1.70m(max))

With modern style units and worktops, vinyl flooring and tiling.

### WC 6'1"(max) x 4'1"(max) (1.87m(max) x 1.26m(max))

Having modern sanitary ware with wall boards and vinyl flooring.

## FIRST FLOOR

### Landing

With fitted carpets.

### Bedroom 1 13'3"(max) x 9'10"(max) (4.05m(max) x 3.01m(max))

With fitted wardrobes, laminate flooring and curtains.

### En Suite 10'2"(max) x 2'0"(max) (3.12m(max) x 0.61m(max))

Having modern sanitary ware with tiling and recessed spot lights.

### Bedroom 2 13'4" x 6'9" (4.07m x 2.07m)

With wardrobes, carpets and curtains. Door giving access to fixed stairs leading to boarded attic with carpets, power and light.

### Bedroom 3 9'11"(max) x 9'7"(max) (3.03m(max) x 2.94m(max))

With carpets and curtains.

### Bedroom 4 9'5" x 7'10" (2.89m x 2.39m)

With carpets and curtains.

### Bathroom 6'3" x 5'9" (1.93m x 1.76m)

Having matching sanitary ware with tiling, vanity basin and carpets.

## EXTERNAL

The property is located in an impressive plot with lawns, mature planting, patio and decking plus summer house and external tap. There is driveway parking leading to a detached garage with power and light plus personnel door leading into the property.





