



**Timberland, Scunthorpe, DN16 3SH**

welcome to

## Timberland, Scunthorpe

A detached four-bedroom family home on Timberland, Bottesford, featuring a lounge with fireplace, second reception room (extension), kitchen, downstairs WC, four bedrooms, family bathroom, driveway, extended garage with a recently renewed roof, and a low-maintenance slabbed rear garden.



## **Entrance Hall**

Double-glazed front entrance door and a radiator.

## **Lounge**

Two double-glazed bow windows to front, standard double-glazed window to front, double-glazed Patio door opens into the garden, radiator, and electric fireplace.

## **2nd Reception Room (extension)**

Double-glazed window, double-glazed patio doors to rear garden, wall lights and a radiator.

## **Kitchen**

Fitted kitchen with the range of wall and base cupboards, work tops, sink and drainer unit, cooker hood, tiling to the walls, central heating boiler, radiator, free standing gas oven, plumbing for a washing machine and a door to garden pathway.

## **Cloakroom**

WC, wash hand basin, tiling over the sink, and double-glazed window to side aspect.

## **Landing**

Stairs from entrance hallway, double-glazed window, airing cupboard and loft access.

## **Bedroom One**

Double-glazed window, radiator and a storage cupboard with hanging rails.

## **Bedroom Two**

Double-glazed window to rear, radiator and a storage cupboard with hanging rails.

## **Bedroom Three**

Double-glazed window to front, and a radiator.

## **Bedroom Four**

Double-glazed window and a radiator.

## **Bathroom**

Double-glazed window to side, bath, WC, wash hand basin and part tiling to the walls.

## **Front Garden**

Driveway leads to the garage, lawn and brick wall.

## **Rear Garden**

Low-maintenance slabbed rear garden, brick wall to the left and the rest is timber fencing forming boundary.

## **Outbuilding**

Extended garage, new roof approx 2-3 years old, up & over door, power and lighting.



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## Timberland, Scunthorpe

- Detached four-bedroom family home
- Second reception room created from extension
- Downstairs WC
- Driveway leading to extended garage
- Low-maintenance slabbed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £210,000



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