

31 BOTTESFORD AVENUE SCUNTHORPE, DN16 3EN

£130,000
FREEHOLD

A fantastic opportunity for first-time buyers to get onto the property ladder without breaking the bank. This well-maintained two-bedroom semi-detached home is situated in a convenient location and offers spacious, easy-to-maintain accommodation throughout.



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31 BOTTESFORD AVENUE



DESCRIPTION

The ground floor features a generously sized living room, complete with a beautiful log-burning stove creating a warm and welcoming focal point. To the rear, there is an open-plan kitchen/breakfast room with sliding patio doors opening onto the generous rear garden, making it an ideal space for both everyday living and entertaining.

Upstairs, the property offers two good-sized double bedrooms, with the principal bedroom benefiting from an excellent range of fitted storage, alongside a family bathroom.

Externally, the gardens are mainly laid to lawn and provide plenty of outdoor space to enjoy. A charming pergola positioned adjacent to the outdoor store room creates a lovely spot for relaxing or entertaining guests.

Offering clean, tidy, and low-maintenance accommodation throughout, this is a wonderful home that is ready to move straight into and would make an excellent first purchase.

ENTRANCE

Via uPVC double glazed door in to hallway with stairs to first floor.

LIVING ROOM

Light to ceiling, uPVC double glazed window to front aspect, log burning stove with oak mantel, storage into alcove, under the stairs storage cupboard and radiator

KITCHEN BREAKFAST ROOM

Light to ceiling, uPVC window and sliding door to rear aspect, the kitchen has a range of white high gloss wall and base unit with walnut effect laminate worktops, electric fan assisted oven and gas hob with extractor fan., space and plumbing for a washing machine and fridge freezer. The kitchen is a lovely size with plenty of space for a dining table at the other end.

1ST FLOOR HALLWAY

Light to ceiling, uPVC double glazed window to side aspect

BEDROOM ONE

Light to ceiling, uPVC double glazed window to front aspect, radiator, three built in double wardrobes.

BEDROOM TWO

Light to ceiling, uPVC double glazed window to rear aspect and radiator

FAMILY BATHROOM

Light to ceiling, uPVC double glazed window to front aspect, concealed cistern, hand wash basin, bath with electric shower over

EXTERNAL

The property benefits from a well-maintained concrete driveway to the front, providing convenient off-road parking. To the rear, there is a generously sized garden, mainly laid to lawn and fully enclosed by timber fencing, offering a good degree of privacy. A pergola is positioned adjacent to the brick-built outdoor store and log shed, creating an ideal space for outdoor seating and relaxation. The spacious garden is perfect for entertaining family and friends, whether hosting summer barbecues or simply enjoying the outdoors

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ADDITIONAL INFORMATION

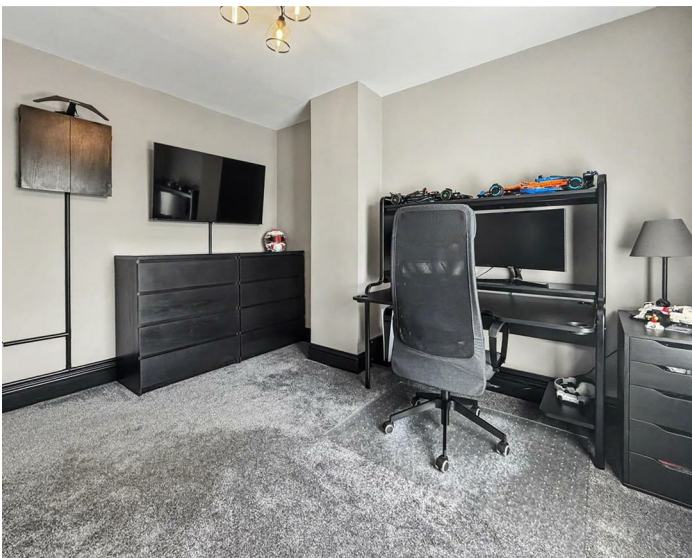
Local Authority –

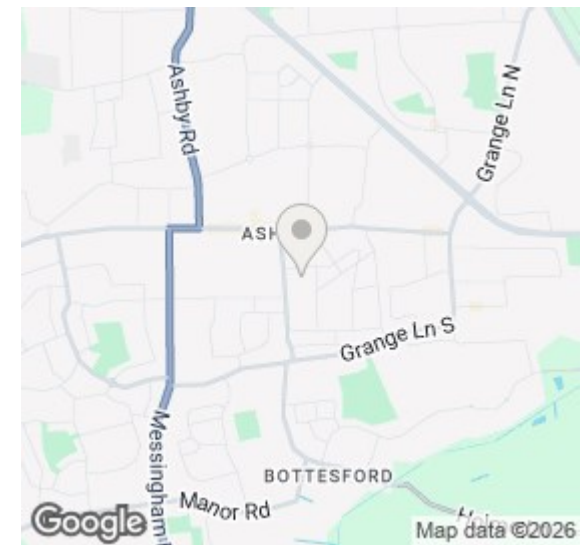
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 721.19 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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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