



14 FROST CLOSE
SCUNTHORPE, DN15 9PL

£180,000
FREEHOLD

A beautifully maintained three-bedroom semi-detached home in the highly desirable village of Winterringham – offered chain free.



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DESCRIPTION

This much-loved home presents an excellent opportunity for first-time buyers, growing families, or those seeking a well-kept property in a sought-after village setting.

To the front, the property benefits from an abundance of off-street parking, along with double gates providing additional secure parking if required. A neat lawned front garden adds to the home's attractive kerb appeal. Internally, the property is well laid out and thoughtfully maintained. Upon entering, you are welcomed into a spacious dual-aspect living dining room, filled with natural light and offering a fantastic space for both relaxation and entertaining. French doors provide direct access to the rear garden, enhancing the indoor-outdoor flow.

The kitchen is a generous size, fitted with timber worktops and offering excellent storage and workspace. From here, there is access to a practical boot room and a separate WC – ideal for busy family life.

To the first floor, there are three well-proportioned bedrooms, all served by the family bathroom.

The rear garden is particularly well maintained, featuring elevated borders, useful storage sheds, and a large decking area positioned just off the French doors – perfect for outdoor dining and summer entertaining.

A fantastic purchase opportunity in a desirable location – early viewing is highly recommended.

ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with stairs to the first floor, storage cupboard and a radiator.

LIVING / DINING ROOM

With a uPVC double glazed window to front aspect and uPVC double glazed French Doors to rear aspect, radiators X 2 and a feature gas fire.

KITCHEN

With uPVC double glazed windows X 2 to rear aspect, range of cream shaker style wall and base units with laminate worktops, stainless steel one and a half drainer sink, space for a washing machine, space for under counter fridge/freezer, electric fan assisted oven and hob with extractor fan and a radiator.

REAR PORCH

Accessed through a composite stable door with a radiator and access to:-

STORAGE ROOM

With a window to side aspect and shelving.

DOWNTAIRS WC

With a uPVC double glazed window to rear aspect, WC and a radiator.

FIRST FLOOR LANDING

With a uPVC double glazed window to rear aspect, storage cupboard housing boiler and loft hatch access.

BEDROOM ONE

With uPVC double glazed window to front aspect and a radiator.

BEDROOM TWO

With a uPVC double glazed window to front aspect, storage cupboard and a radiator.

BEDROOM THREE

With a uPVC double glazed window to rear aspect, storage cupboard and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window to rear



aspect, panelled bath with overhead shower, WC, hand wash basin and a chrome towel heater.

EXTERNALLY

The property sits on a corner plot with the front garden being laid to lawn with a concrete driveway providing off street parking for several vehicles and also behind timber gates continued driveway ideal for a caravan/motorhome. The rear garden is non-overlooked, laid to lawn, seating area, with timber sheds, dog run and a composite decked area accessed from the French doors.

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ADDITIONAL INFORMATION

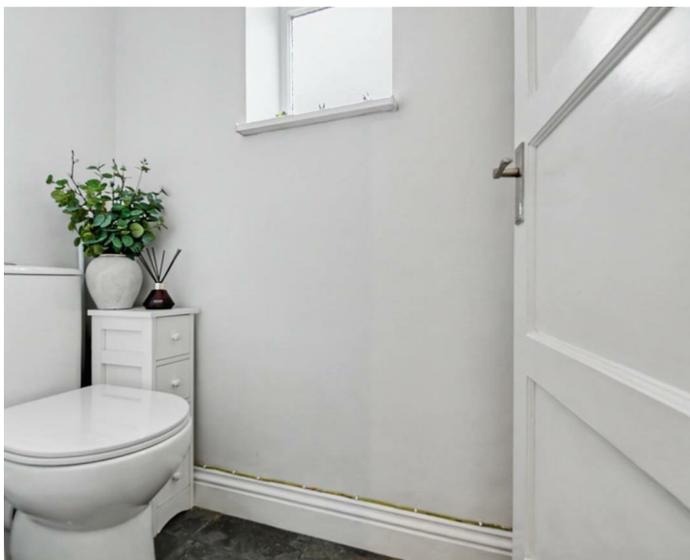
Local Authority –

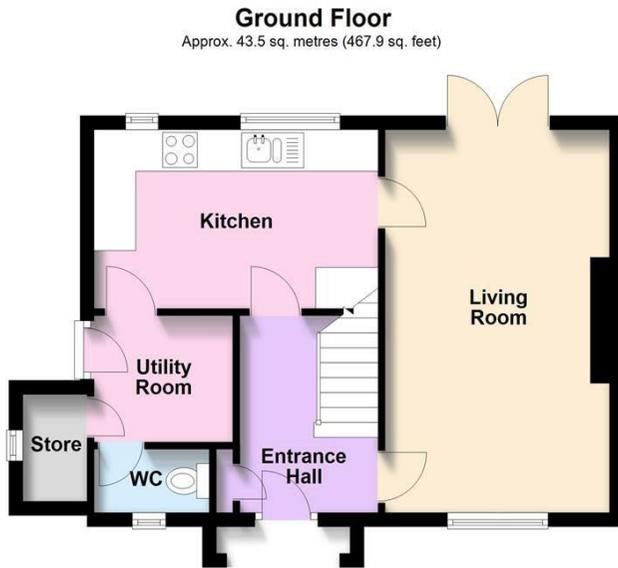
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 893.50 sq ft

Tenure – Freehold





Total area: approx. 84.2 sq. metres (906.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(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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