



207 SCOTTER ROAD SCUNTHORPE, DN15 7EJ

£220,000
FREEHOLD

Occupying a superb-sized plot with generous front and rear gardens, this spacious three-bedroom detached family home offers excellent potential for a new owner to personalise or extend, subject to the necessary planning permissions. The property features an impressive dual-aspect lounge diner, modern dining kitchen, two generous double bedrooms and a contemporary shower room. Outside, there is ample parking, a detached garage and a private rear garden backing onto established woodland. Conveniently located for Gallagher Retail Park and local amenities, the property also benefits from electric rear shutters, a newly fitted burglar alarm and no onward chain.



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DESCRIPTION

Scotter Road

This well-proportioned three-bedroom detached family home, occupying a generous plot on Scotter Road in Scunthorpe. Providing spacious accommodation across two floors, the property benefits from good-sized front and rear gardens, ample off-road parking for multiple vehicles and a detached garage.

The accommodation begins with a welcoming entrance hallway, with stairs rising to the first floor and doors leading into the principal ground-floor rooms and handy understairs storage.

A particular highlight is the impressive dual-aspect lounge diner, extending from the front to the rear of the property and enjoying plenty of natural light. The lounge area features a bay window and an attractive feature fireplace, while the generous proportions provide ample space for comfortable seating as well as a full-sized dining table and chairs.

The modern galley-style kitchen opens out towards the rear to create a useful dining area with space for a kitchen table and chairs. It is fitted with a range of contemporary white high-gloss, handleless wall and base units, complemented by contrasting work surfaces and space for freestanding appliances. A rear entrance door provides direct access to the garden. The rear-facing windows in both the kitchen and lounge diner also benefit from electric shutters.

To the first floor are three bedrooms and the shower room. Bedrooms one and two are both excellent-sized doubles. Bedroom one is positioned at the front and enjoys a bay window together with a further window to the side, creating a bright dual-aspect room. Bedroom

two overlooks the rear garden, also benefits from dual-aspect windows and includes fitted wardrobes. Bedroom three is a single room which would also be perfectly suited as a nursery, dressing room or home office.

The modern shower room is fitted with a walk-in shower enclosure, wall-hung wash hand basin and WC, complemented by a heated towel rail.

Outside, the property is set back behind a wall and railings, with a neat lawn and planted borders forming an attractive front garden. A paved driveway provides ample off-road parking for multiple vehicles and continues through double iron gates along the side of the house to the detached garage at the rear.

The generously sized and enclosed rear garden enjoys a good degree of privacy and is not directly overlooked from behind. It is principally laid to lawn with planted borders, patio seating areas and a timber garden shed.

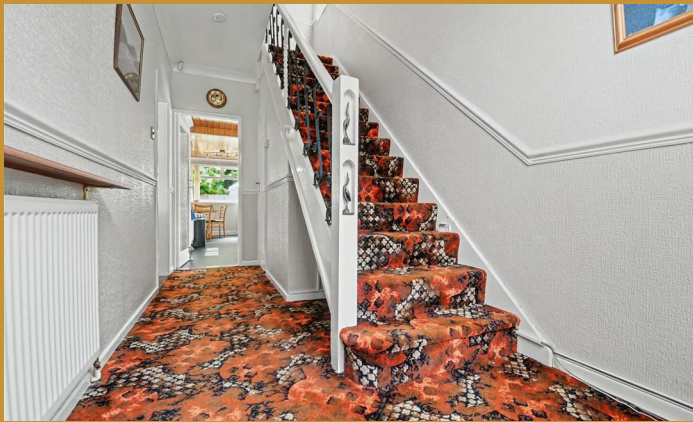
Offered for sale with no onward chain, this spacious home presents an excellent opportunity for families and early viewing is highly recommended.

Location

Scotter Road is conveniently positioned for access to Scunthorpe town centre and its wide range of shops, leisure facilities and amenities. The property is also well placed for local schools, healthcare facilities and transport links, with convenient road access towards the surrounding villages, Gainsborough and the wider motorway network.

Entrance Hallway

A welcoming entrance with stairs rising to the first floor and doors leading into the lounge diner and kitchen. Understairs storage cupboard.



Lounge Diner

An impressive reception room extending from the front to the rear of the property. The lounge area features a bay window and feature fireplace, while the dining area provides plenty of space for a table and chairs. Dual-aspect windows create a bright and welcoming room, with an electric shutter fitted to the rear window.

Kitchen/Diner

A galley-style kitchen opening into a dining area at the rear. Fitted with modern white high-gloss, handleless wall and base units, contrasting work surfaces and space for appliances. There is room for a kitchen table and chairs, together with a rear exit door to the garden and an electric shutter to the rear window.

Landing

Providing access to all three bedrooms and the shower room.

Bedroom One

A generous double bedroom positioned at the front, featuring a bay window and an additional window to the side.

Bedroom Two

A further spacious double bedroom with dual-aspect windows overlooking the rear and fitted wardrobes.

Bedroom Three

A single bedroom which would also make an ideal nursery, dressing room or home office.

Shower Room

A modern suite comprising a walk-in shower enclosure, wall-hung wash hand basin and WC, with a heated towel rail.

Outside

Front Garden And Driveway

The property is set behind a wall and railings, with a lawn and planted borders. A paved driveway provides ample off-road parking for multiple vehicles and continues through double iron gates to the garage.

Rear Garden

A generous and enclosed rear garden which is not directly overlooked from behind. Principally laid to lawn with planted borders, patio areas and a timber garden shed.

Detached Garage

Positioned towards the rear of the plot and accessed via the driveway, providing secure parking or useful storage space.

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ADDITIONAL INFORMATION

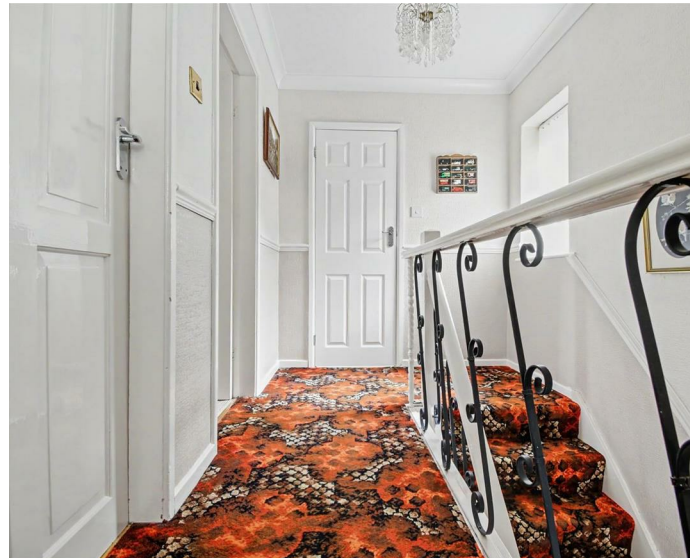
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

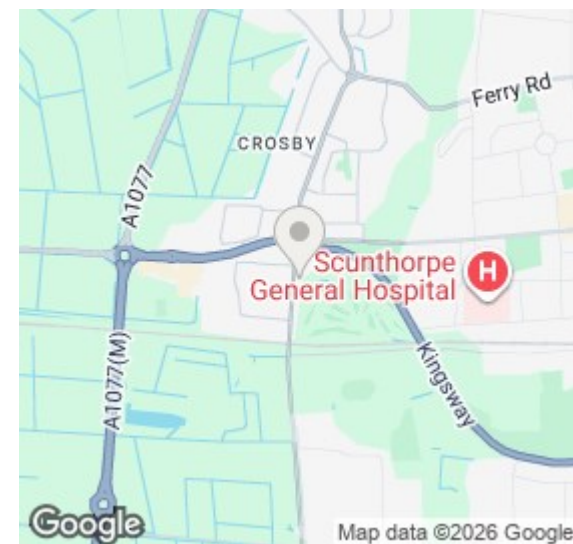
Floor Area – 1147.00 sq ft

Tenure – Freehold





TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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