



## 15 JACKLINS APPROACH SCUNTHORPE, DN16 3PF

**£225,000**  
**FREEHOLD**

Situated within the highly desirable area of Bottesford, this spacious three-bedroom detached bungalow occupies a fantastic plot and is offered for sale with no onward chain. Rarely do properties in this location become available, making this an exciting opportunity for buyers looking to downsize or enjoy single-storey living close to local amenities. The property offers versatile accommodation throughout including a spacious L-shaped lounge diner, fitted kitchen, three good-sized bedrooms and an additional reception room/study which could easily be utilised as a fourth bedroom, alongside ample off-road parking and beautifully maintained enclosed gardens.



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# 15 JACKLINS APPROACH

## DESCRIPTION

NO ONWARD CHAIN | SOUGHT-AFTER BOTTESFORD LOCATION | DETACHED BUNGALOW ON A GENEROUS PLOT | THREE BEDROOMS WITH OPTION FOR FOURTH | SPACIOUS L-SHAPED LOUNGE DINER | NEW BOILER FITTED MARCH 2026

Step inside via the welcoming entrance porch into the spacious entrance hallway where you will find access to the majority of the accommodation along with loft access. The loft is boarded and fitted with a loft ladder, providing excellent additional storage space.

The spacious L-shaped lounge diner is positioned to the rear of the property and offers an excellent entertaining and relaxing space with dual aspect windows, patio doors leading out to the rear garden and a feature fireplace creating a cosy focal point.

Leading off the lounge is the fitted kitchen, complete with a range of traditional wall and base units, complementary worktops, fitted oven and hob, space for appliances and a side exit door providing convenient access outside.

There are three well-proportioned bedrooms, with the main bedroom being front facing and benefiting from a range of fitted wardrobes. Bedroom two also features fitted wardrobes providing excellent storage.

In addition, there is a further reception room/study accessed off the lounge, offering fantastic flexibility and easily used as a fourth bedroom if required, making the property ideal for a range of buyers.

The shower room is fitted with a vanity sink unit incorporating storage, shower cubicle and heated towel rail, while a separate WC is fitted with a low-level WC and wash hand basin.

Outside, the property continues to impress. To the front there is ample off-road parking on a block paved driveway alongside a neat lawned garden with dwarf wall and planted borders. Pathways lead around the side of the bungalow to the rear garden.

The rear garden is beautifully maintained and enjoys a generous lawn, various paved patio seating areas and a greenhouse, creating an ideal outdoor space to enjoy throughout the seasons. The side garden has been paved for ease of maintenance and the whole plot is fully enclosed.

Properties within Jacklins Approach rarely come to market and early viewing is highly recommended to avoid disappointment.

### Entrance Porch

Welcoming entrance with access into the main hallway.

### Entrance Hallway

Spacious hallway with loft access, loft ladder and boarded loft space.

### L-Shaped Lounge Diner

Spacious rear facing reception room with dual aspect windows, patio doors to the rear garden and feature fireplace.

### Kitchen

Fitted with traditional wall and base units, complementary worktops, fitted oven and hob, space for appliances and side exit door.

### Bedroom One

Front facing double bedroom with fitted wardrobes.

### Bedroom Two

Good size bedroom with fitted wardrobe.

### Bedroom Three

Well-proportioned bedroom.



**Reception Room / Study (Optional Bedroom Four)**

Versatile room ideal as a second reception room, home office, craft room or potential fourth bedroom.

**Shower Room**

Fitted with shower cubicle, vanity sink unit with storage and heated towel rail.

**Separate WC**

Low-level WC and wash hand basin.

**Outside**

Block paved driveway providing ample off-road parking and access to single garage with electric door, neat lawned front garden with planted borders, enclosed rear garden with lawn, paved patio seating areas, greenhouse and low-maintenance paved side garden.

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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 980.59 sq ft

Tenure – Freehold





### Jacklins Approach

Approximate Gross Internal Floor Area : 91.10 sq m / 980.59 sq ft  
(Excluding Garage Area)

Garage Area : 15.20 sq m / 163.61 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		55	
(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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