



## 4 OUNDLE CLOSE SCUNTHORPE, DN16 3QR

**£200,000**  
**FREEHOLD**

A spacious and well-maintained three bedroom semi-detached home on Oundle Close in the sought-after area of Bottesford, offering generous living accommodation, ample parking and excellent storage throughout - perfect for first time buyers and families.



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## 4 OUNDLE CLOSE



### DESCRIPTION

SPACIOUS THREE BEDROOM SEMI-DETACHED HOME – SOUGHT AFTER LOCATION – DRIVEWAY & GARAGE – GENEROUS LIVING SPACE

Situated on Oundle Close in the highly desirable area of Bottesford, this great size three bedroom semi-detached house is perfect for first time buyers and families alike. Well maintained and ready for a new owner to put their own stamp on, the property offers excellent space both inside and out.

Step inside via the side entrance into the welcoming entrance hallway, where you will find stairs rising to the first floor and doors leading to the WC, lounge and kitchen. There is also a handy under-stairs cupboard providing useful storage.

The front-facing lounge is spacious and bright, featuring a large bow window allowing plenty of natural light and a feature fireplace creating a cosy focal point. An open archway leads through to the dining area, which benefits from a single French door opening onto the rear garden and a further door leading into the kitchen diner.

The kitchen diner offers plenty of space for a dining table and chairs and also benefits from a second side access door. An archway leads into the traditional fitted kitchen, complete with wooden wall and base units, ample worktop space, integrated oven, hob and extractor fan, along with an integrated fridge freezer.

The ground floor WC is fitted with a vanity sink unit and low-level WC.

To the first floor, there are three bedrooms and a family bathroom.

The master bedroom is very spacious and fitted with extensive wardrobes and drawer units, offering excellent storage. Bedroom two is a good-sized double with rear-facing window and fitted wardrobes. Bedroom three is also rear-facing and benefits from fitted wardrobes.

The family bathroom is fully tiled and comprises a corner bath, separate shower cubicle, vanity wash hand basin and WC.

Externally, to the front of the property there is ample parking on the block-paved driveway. The front garden is mainly laid to lawn with planted borders and a dwarf wall frontage. Double iron gates on the driveway provide added security and lead to the attached single garage and through to the rear garden.

The rear garden is mainly laid to lawn with two paved patio areas, ideal for outdoor entertaining, along with two garden sheds providing additional storage.

The property is ideally positioned close to local amenities, reputable schools and everyday conveniences, making it particularly attractive for families. Excellent transport links are also nearby, with easy access to motorway networks providing convenient commuting routes.

A fantastic opportunity to purchase a spacious home in a popular residential location with excellent potential.

### ENTRANCE HALLWAY

Accessed via the side entrance, leading into a welcoming hallway with stairs rising to the first floor. Doors leading to the lounge, kitchen and ground floor WC. Handy under-stairs cupboard providing useful storage.

### GROUND FLOOR WC

Fitted with vanity sink unit and low-level WC.

## LOUNGE

A spacious front-facing reception room featuring a large bow window allowing plenty of natural light and a feature fireplace creating a cosy focal point. Open archway leading through to the dining area.

## DINING AREA

Positioned between the lounge and kitchen diner, offering space for a family dining table. Single French door leading out to the rear garden and further door providing access into the kitchen diner.

## LIVING AREA

A generous space with room for dining table and chairs and benefiting from a second side access door. Archway leading into the fitted kitchen.

## KITCHEN

Traditional fitted kitchen with wooden wall and base units, ample worktop space and tiled splashbacks. Integrated oven, hob and extractor fan. Integrated fridge freezer.

## FIRST FLOOR LANDING

Providing access to all three bedrooms and the family bathroom.

## MASTER BEDROOM

A very spacious double bedroom fitted with extensive wardrobes and drawer units offering excellent storage.

## BEDROOM TWO

A good-sized double bedroom with rear-facing window and fitted wardrobes.

## BEDROOM THREE

Rear-facing bedroom benefiting from fitted wardrobes.

## FAMILY BATHROOM

Fully tiled suite comprising corner bath, separate shower cubicle, vanity wash hand basin and WC.

## OUTSIDE

### FRONT

Block-paved driveway providing ample off-road parking. Lawned front garden with planted borders and dwarf wall frontage. Double iron gates leading to the attached single garage and rear garden.

### REAR GARDEN

Mainly laid to lawn with two paved patio areas ideal for outdoor entertaining. Two garden sheds providing additional storage.

## 4 OUNDRY CLOSE





## 4 OUNDLE CLOSE

### ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

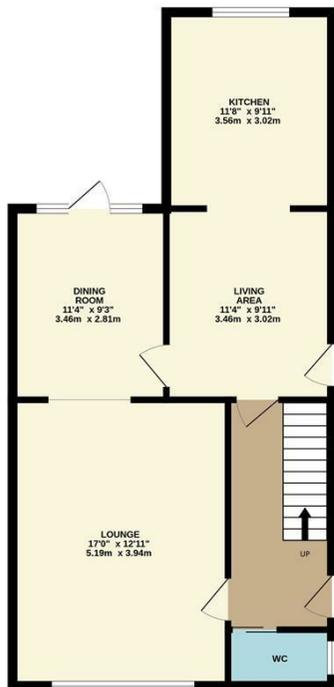
Viewings – By Appointment Only

Floor Area – 1202.00 sq ft

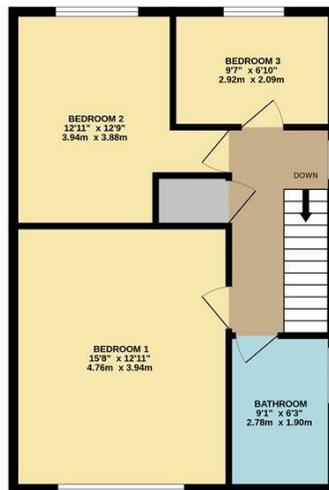
Tenure – Freehold



GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1202 sq.ft. (111.7 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 misstatement. The 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		73	79
(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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