



4a High Street
Scotton, Lincolnshire DN21 3QZ
£445,000

Bella
properties

This unique five bedroom detached family home in the sought after village of Scotton is brought to the market for sale by Bella Properties. Boasting ample living space for a family with three reception rooms, three bathrooms and lots of off road parking, the property is located on a non overlooked plot with stunning open views behind. Found close to local village amenities and within in a short drive of nearby, Kirton Lindsey, Messingham and Scunthorpe, viewings are available immediately and come highly recommended to appreciate this family home.

The property itself briefly comprises of entrance hallway, living room, conservatory, dining room, L shaped kitchen/diner, utility and WC on the ground floor with landing, five bedrooms, two with en suite and family bathroom. Externally, there are lawned gardens to the front and rear, ample off road parking, garage and patio area for entertaining.



Hallway

Access to the property is gained via the front uPVC door into the entrance hallway. Carpeted throughout with coving to the ceiling, central heating radiator and doors leading to the living room, dining room, kitchen/diner and WC. Stairs lead to the first floor accommodation. Includes built in under stairs storage cupboard.

Living Room 21'7" x 11'7" (6.58 x 3.55)

Carpeted throughout with coving to the ceiling, central heating radiator, feature electric fireplace and uPVC bay window to the front of the property. Double uPVC doors lead to the conservatory.

Conservatory 13'0" x 11'0" (3.96m x 3.35m)

Brick based conservatory with uPVC windows and double uPVC doors leading to the rear garden and kitchen/diner.

Dining Room 13'6" x 9'0" (4.11m x 2.74m)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC bay window to the front of the property.

L Shaped Kitchen/Diner 21'2" x 17'7" (6.47 x 5.36)

L shaped kitchen/dining space. A variety of base height and wall mounted units with breakfast bar and complimentary counters. Integrated double oven, gas hob, overhead extractor, dishwasher, sink and drainer, fridge and freezer. Tiled splashbacks and spotlights to the ceiling. Dual aspect uPVC windows, central heating radiator and door leads to utility.

Utility

Additional unit and counter space with tiled splashbacks and space and plumbing for washing machine. External uPVC doors leads to the side of the property.

WC

Two piece suite consisting of toilet and sink. Central heating radiator and uPVC window to the side of the property.

Landing

Carpeted throughout with coving to the ceiling, loft access and doors leading to all five bedrooms and family bathroom.

Master Bedroom 13'6" x 15'0" (4.11m x 4.57m)

Carpeted throughout with coving to the ceiling, spotlights, central heating radiator, dual aspect uPVC windows and door leading to the en suite. Includes built in storage along one wall.

En Suite

Three piece white suite consisting of toilet, sink with vanity unit under and double walk in shower. Fully tiled walls, wall mounted heated chrome towel rail and uPVC window to the side of the property.

Bedroom Two 11'8" x 10'4" (3.56 x 3.16)

Carpeted throughout with coving to the ceiling, central heating radiator, uPVC window to the rear of the property and door leading to the en suite. Includes built in storage along one wall.

En Suite

Three piece white suite consisting of toilet, sink and cubicle shower. Fully tiled walls, wall mounted heated chrome towel rail and uPVC window to the rear of the property.

Bedroom Three 11'8" x 10'9" (3.56 x 3.29)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the front of the property.

Bedroom Four 10'5" x 9'1" (3.20 x 2.78)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the rear of the property.

Bedroom Five 8'5" x 6'4" (2.57m x 1.93m)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the front of the property.

Bathroom 7'10" x 7'4" (2.39m x 2.24m)

Four piece white suite consisting of toilet, sink, corner bath and separate cubicle shower. Fully tiled walls, wall heated chrome towel rail and uPVC window to the rear of the property.

Garage 21'9" x 13'3" (6.64 x 4.04)

With power and lighting. Electric up and over door allows vehicle access with uPVC door leading to the rear garden and uPVC window.

External

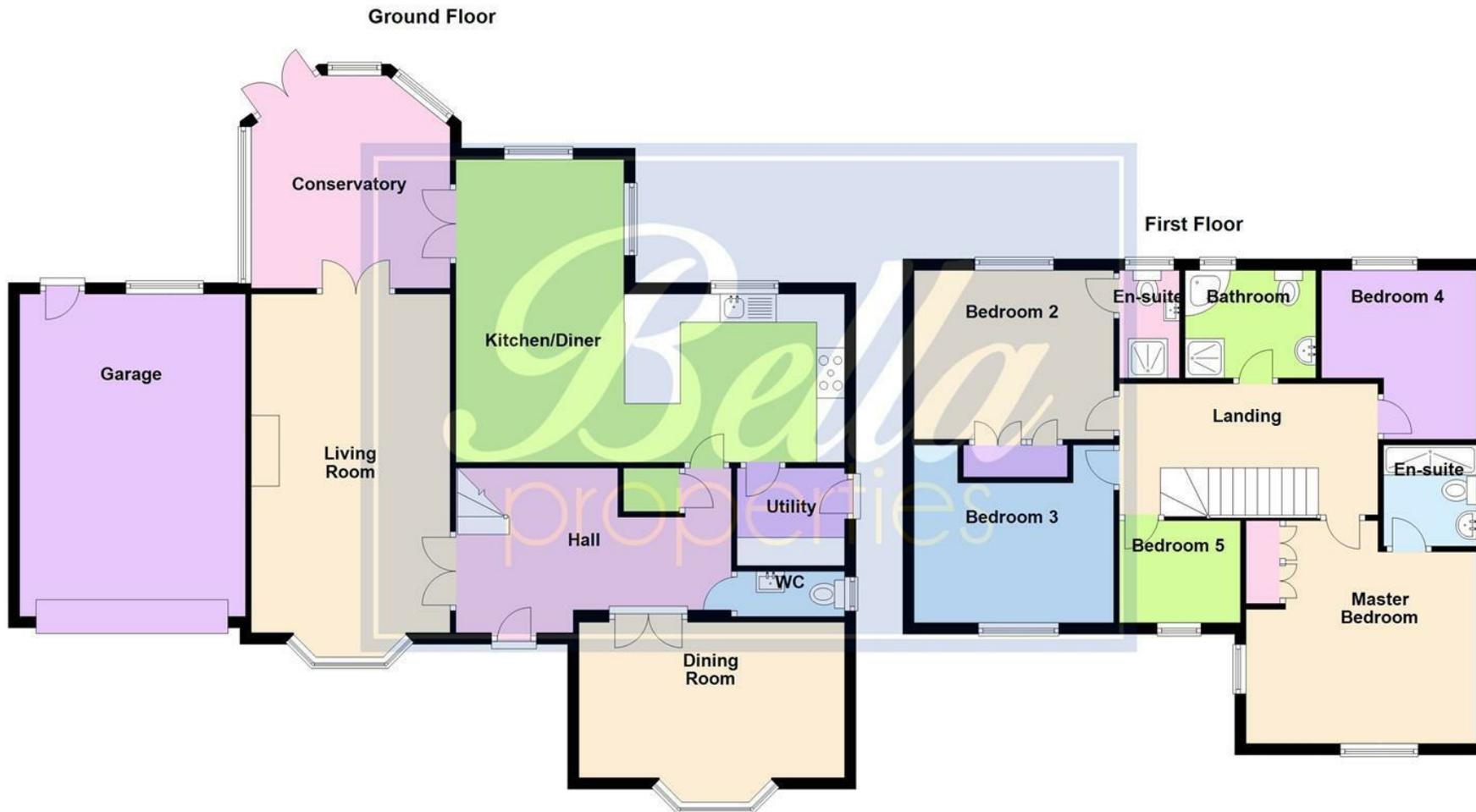
To the front of the property is a lawned garden with off road parking for multiple cars on a pebbled driveway. leading to the attached garage. Path leads to side gate access to the rear garden. To the rear is an extremely private non overlooked rear garden with lawn, patio area and established borders with shrubs and plants.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	75	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.