



6 SALTERGATE ROAD SCUNTHORPE, DN17 3SZ

£200,000
FREEHOLD

A beautifully maintained two-bedroom detached property, offering attractive single-level accommodation and a wonderful south-facing rear garden. Ideal for those looking to downsize, retire, or simply enjoy the ease of living all on one level



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6 SALTERGATE ROAD



DESCRIPTION

This lovely home has been exceptionally well cared for and enjoys a particularly private position to the rear. Approached via a good-sized driveway providing off-road parking for two vehicles, the property also benefits from an attached single garage with an electric roller shutter door.

Stepping inside, the entrance hallway provides access to a bright, forward-facing living room and a beautiful solid oak kitchen breakfast room, offering plenty of storage and space for informal dining. To the rear, a lovely sunroom makes the most of the garden outlook and provides a peaceful spot to sit and enjoy the southerly aspect throughout the day.

There are two well-proportioned double bedrooms, both served by the family bathroom, which has been fitted with a generous walk-in shower.

Outside is where this home really comes into its own. The south-facing rear garden has been beautifully landscaped and thoughtfully planted with established borders, mature shrubbery and greenery, creating a wonderfully private and peaceful setting.

A further bonus can be found to the rear of the garage, where a fantastic home office provides a dedicated space for working from home, hobbies or additional useful accommodation.

A really lovely, manageable home in excellent condition, combining single-level living, two double bedrooms, generous parking, garage, home office and a beautiful private south-facing garden.

ENTRANCE HALLWAY

Accessed through a uPVC double glazed door, with radiator and loft hatch access with pull down ladder.

LIVING ROOM

With a uPVC double glazed window to front aspect, uPVC double glazed windows X 2 to side aspect, feature fire place and a radiator.

KITCHEN / BREAKFAST ROOM

With uPVC double glazed window to side and rear aspect, uPVC double glazed door to rear aspect, range of solid oak wall and base units with laminate worktops, composite sink, integrated slimline dishwasher, eye level electric fan assisted oven and grill, five ring gas hob with stainless steel extractor fan, breakfast bar and a radiator.

SUN ROOM

With uPVC double glazed windows surrounding and a uPVC double glazed sliding door to rear aspect, space for a fridge freezer, space for a six seater table, storage cupboard with space for a washing machine and dryer.

BEDROOM ONE

With a uPVC double glazed window to front aspect, built in wardrobes and a radiator.

BEDROOM TWO

With a uPVC double glazed window to rear aspect, built in wardrobes and a radiator.

FAMILY BATHROOM

With a uPVC double glazed window to side aspect, walk in shower, hand wash basin, WC and a radiator.

EXTERNALLY

The front of the property is laid to lawn with mature hedge, the block paved driveway provides off street parking for several vehicles and leads to the garage. The rear south facing garden is fully enclosed with timber fencing and mature hedges, laid to lawn with a crazy paved patio and seating area with a pergola and a timber shed. Having access to the rear of the garage which has been converted into office/storage space

(2.88 x 2.38) with a uPVC double glazed window to rear aspect.

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ADDITIONAL INFORMATION

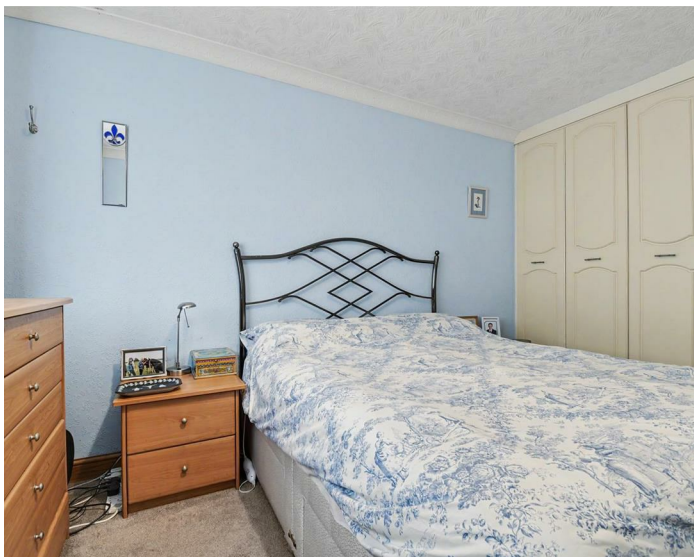
Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 840.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(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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