

# HUNTERS®

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## Siskin Crescent

Bottesford, Scunthorpe, DN16 3GA

Offers In The Region Of £325,000



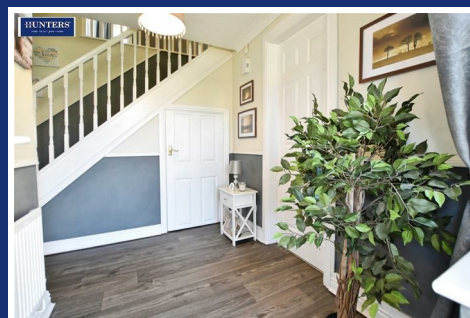
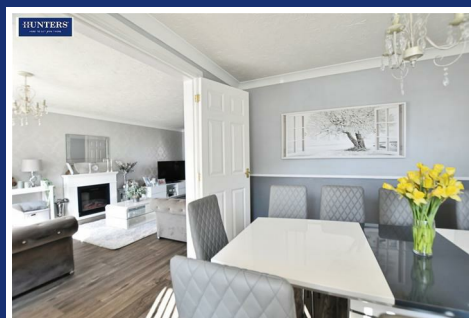
Council Tax: E



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## Front Exterior

Attractive front of the home with a central covered porch entrance. The front garden is mainly laid out with lawn with a path leading to the front door. There is a driveway to the side of the home, allowing for ample off road parking, leading to the double garage, which benefits from electrics.

## Double Garage

The double garage features traditional up-and-over doors and is set to the side of the house for convenient access.

## Rear Garden

To the rear of the home there is a private rear garden with a spacious decked seating area immediately adjacent to the house, ideal for outdoor dining or relaxing. Beyond this, the garden is mainly gravelled with raised flower beds and a fenced lawn area.

## Living Room

21'0" x 12'0" (6.40m x 3.65m)

The living room is bright and spacious, which features a white mantelpiece, adding a cosy and elegant focal point. The room leads through to the dining room through double doors, creating a versatile and sociable space. It also benefits from patio doors leading to a garden patio ideal space for alfresco dining.

## Dining Room

11'4" x 10'8" (3.45m x 3.25m)

Good-sized dining area at the rear of the home, with a large bay window that fills the room with plenty of natural light. The room has double doors leading to the lounge, ideal for entertaining.

## Kitchen

16'0" x 9'1" (4.87m x 2.77m)

The kitchen is a generous and practical space with contemporary light-coloured cabinets and dark work surfaces. It benefits from a fitted oven and hob, a microwave, dishwasher, fridge / freezer and ample storage. A breakfast bar with stools provides a relaxed dining option, and a large window at the end ensures plenty of natural light. The kitchen connects to the utility room, offering additional space for laundry and storage.

## Utility Room

9'1" x 4'9" (2.77m x 1.44m)

Handy utility, with plumbing for white goods.

## WC

5'10" x 5'5" (1.79m x 1.66m)

Ground floor wc.

## Master Bedroom

13'4" x 12'3" (4.06m x 3.74m)

Spacious and beautifully presented suite - which offers a great space, benefiting from a dressing area and en-suite shower room.

## Dressing Area

Leading off the master bedroom, there are ample fitted wardrobes for storage.

## Ensuite

7'8" x 6'8" (2.33m x 2.03m)

The en suite bathroom with neutral suite and walk in corner shower.

## Bedroom 2

11'4" x 10'1" (3.46m x 3.08m)

Neutrally decorated, generously sized double bedroom to the front aspect of the property.

## Bedroom 3

9'6" x 9'3" (2.89m x 2.83m)

Good sized double bedroom to the rear aspect, benefiting from fitted storage.

## Bedroom 4

9'6" x 7'11" (2.89m x 2.41m)

Fourth bedroom, ideal for use as a child's bedroom or a home office.

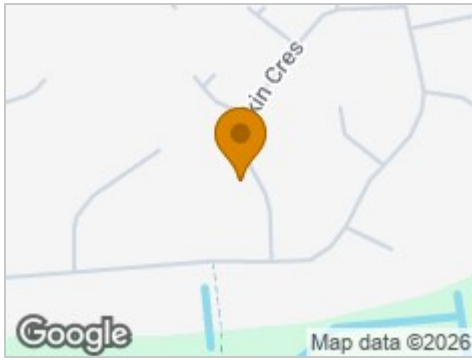
## Bathroom

8'6" x 7'8" (2.58m x 2.33m)

Modern family bathroom, with neutral suite.



## Road Map



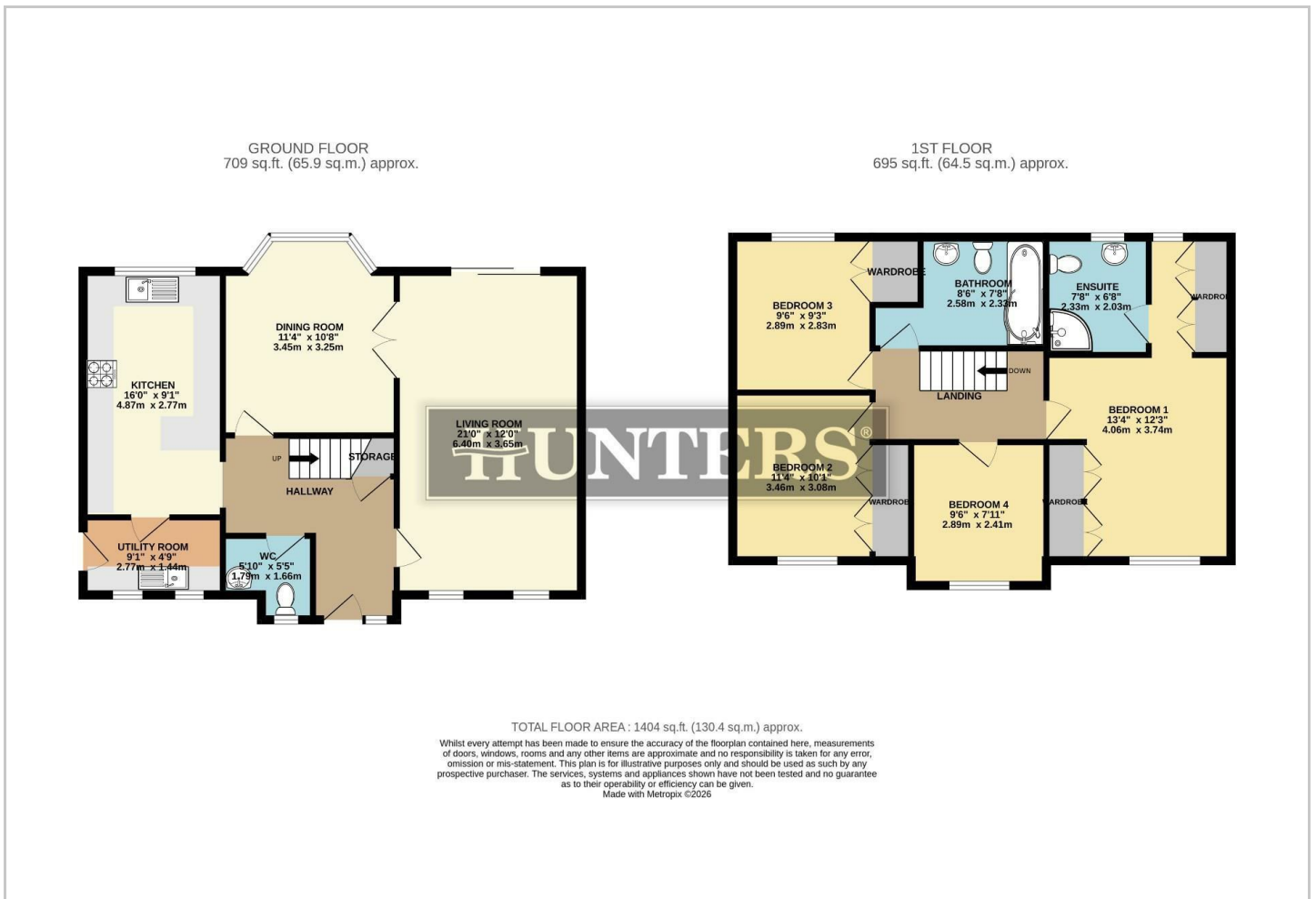
## Hybrid Map



## Terrain Map



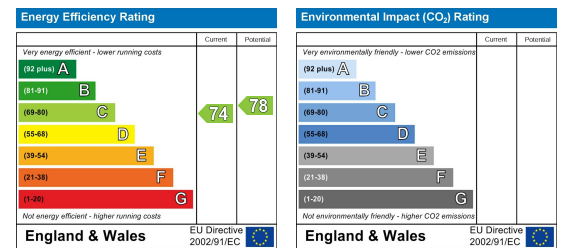
## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.