



Ivy Cottage Humberside, Whitton SCUNTHORPE DN15 9LQ

welcome to

Ivy Cottage Humberside, Whitton SCUNTHORPE

A detached character property in Whitton featuring spacious living areas, industrial-style kitchen, five bedrooms (two en-suite), integral double garage, and beautifully landscaped cottage-style garden.



Entrance Lobby

Double-glazed door, double-glazed window, security alarm system, radiator, and ceramic tiled flooring.

Entrance Hall

Double-glazed French door, double-glazed window, radiator and laminate flooring.

Reception Room

29' 8" x 19' 2" irregular shaped room (9.04m x 5.84m irregular shaped room)

Six double-glazed windows, French double-glazed door leads into cottage-style garden, electric wall mounted fireplace, wall lights, fan lights, three radiators, wooden floors and beams to the ceiling.

Family Room

High gloss laminate flooring, loft hatch with pull down ladder leads to fully boarded loft space with power, lighting and electric wall heater. Loft measurements : 13' 02" x 11' 04".

Snug Room

16' 2" max x 14' 10" (4.93m max x 4.52m)

Double-glazed window, radiator, high gloss laminate flooring, fireplace set in brick surround with wood effect mantel, beams to the ceiling, and wall lights.

Cloakroom

WC, wash hand basin with vanity unit, double-glazed window, radiator, stable door, and laminate flooring.

Second Cloakroom

Wash hand basin, WC, extractor fan, ceramic tiled flooring.

Kitchen/Breakfast Room

27' 3" x 13' 1" narrowing to 11'07' (8.31m x 3.99m narrowing to 11'07')

Industrial style fitted kitchen with wall and base cupboards, work surfaces, sink and drainer unit, electric oven, electric hob, cooker-hood, radiator, integrated dishwasher, ceramic tiled flooring, two double-glazed windows, and beams to the ceiling. Steps leads to breakfast room: double-glazed

window, radiator, beams to ceiling, ceramic tiled flooring, aga, and pantry with double-glazed window and stable door.

Utility Room

12' x 8' 7" (3.66m x 2.62m)

Wall and base cupboards, work surfaces over, plumbing for a washing machine, double-glazed window, tiling to the walls, sink and drainer, stable door, and ceramic tiled flooring.

Master Bedroom

20' 11" x 10' (6.38m x 3.05m)

Double-glazed bi-folding doors leads into courtyard patio area, electric wall heater, high gloss laminate flooring, archway leads to en-suite.

En-Suite

Double-glazed window, freestanding bath with mixer taps and shower attachments, walk-in double shower, wash hand basin with vanity unit, WC, porcelain tiled flooring, tiling to the walls, inset spotlights, and electric wall heater.

Bedroom Three

15' 10" x 10' 1" (4.83m x 3.07m)

Double-glazed window, high gloss laminate flooring and electric wall heater.

Bedroom Four

15' 10" x 9' 10" (4.83m x 3.00m)

Double-glazed window, high gloss laminate flooring and electric wall heater.

Bedroom Five

17' 5" x 11' 1" (5.31m x 3.38m)

Two double-glazed windows, radiator, wall lights, stable door, and high gloss laminate flooring.

En-Suite

Double-glazed window, wash hand basin with vanity unit, heated towel rail, WC, shower cubicle, extractor fan, ceramic tiled flooring, inset spotlights, tiling to the walls, and stable door.

Landing

Stairs from entrance hallway, access to the loft, high gloss laminate flooring, wall lights.

Walk-in wardrobe: double-glazed window, two fitted rails, radiator, beams to ceiling, and high gloss laminate flooring.

Bedroom Two (upstairs)

16' 10" max x 16' 1" eaves present (5.13m max x 4.90m eaves present)

two double-glazed windows, fitted wardrobe with drawers, radiator, high gloss laminate flooring, beams to ceiling, stable door, and wall lights.

Bathroom

Two double-glazed windows, radiator, corner bath with mixer taps, double shower cubicle, wash hand basin, WC, shaver point, bidet, stable door, heated towel rail, and ceramic tiled flooring.

Garage

20' 2" x 18' 10" (6.15m x 5.74m)

Integral double garage with timber door, two barn doors, work bench, ceramic tiled flooring, power and lighting.

Front Garden

Established front garden with shrub and flower beds, block paved driveway leads to double garage.

Rear Garden

Beautifully established cottage-style garden with raised shrub beds, and patio area.



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welcome to

Ivy Cottage Humberside, Whitton SCUNTHORPE

- Detached character property in Whitton
- Five bedrooms & two en-suites
- Utility room and two cloakrooms
- Integral double garage
- Block-paved driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£430,000



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