



## 17 HIGH SANTON VILLAS SCUNTHORPE, DN15 0DG

**£187,000  
FREEHOLD**

Three Bedroom Semi-Detached Home On A Generous Plot With Open Field Views, Extensive Parking, Garage & Multiple Outbuildings



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# 17 HIGH SANTON VILLAS



## DESCRIPTION

### HIGH SANTON VILLAS, HIGH SANTON

A beautifully presented and modernised three bedroom semi-detached home enjoying open countryside views, generous gardens and an exceptional range of outbuildings - perfect for those seeking space, privacy and versatility. Available for sale with NO ONWARD CHAIN.

Located within the charming village of High Santon, this superb semi-detached home stands on a generous southerly-facing plot overlooking open fields, offering a wonderful blend of modernised internal accommodation and extensive external space ideal for families, hobbyists and those requiring secure storage for vehicles, caravans or motorhomes.

Externally, the property benefits from a large driveway providing ample off-road parking for multiple vehicles and leads through to a detached garage with double wooden opening doors along with several versatile outbuildings – all supplied with electric - providing excellent storage, workshop or hobby space. The rear garden enjoys a sunny southerly aspect and includes lawned areas with planted borders, a greenhouse, chicken coop and open countryside views beyond.

Step inside into a welcoming entrance hallway featuring ceramic tiled flooring, staircase to the first floor, useful understairs storage cupboard and doors opening to a handy ground floor WC, lounge/diner and kitchen.

The spacious lounge diner runs the full depth of the property and enjoys a bright dual aspect with a window to the front and patio doors opening to the rear garden. A feature stone fireplace provides an attractive focal point and could easily be fitted with a stove, whilst the room also offers ample space for a dining table and

chairs and a home office area if required.

The kitchen is fitted with white shaker style wall and base units with pine effect work surfaces, tiled splashbacks and stainless steel sink with mixer tap. There is space for a fridge freezer and feature cooker, plumbing for a washing machine and dishwasher, and a double glazed rear exit door opening directly onto the garden.

To the first floor, the landing provides loft access and enjoys a lovely window overlooking the front open views, with doors leading to the three bedrooms and family bathroom.

Bedroom one is a good-sized double bedroom with a front-facing window enjoying countryside views. Bedroom two is also a well-proportioned double with a rear-facing window, whilst bedroom three is a single room featuring a fitted cupboard and rear-facing window.

The modern family bathroom is spacious and fitted with a wood-panelled bath with shower over, vanity wash hand basin, WC, heated towel radiator and side window.

A fantastic opportunity to acquire a versatile village home with exceptional outdoor space, ideal for those needing parking, storage and countryside views.

### Entrance Hall

A welcoming entrance hallway with ceramic tiled flooring, staircase to the first floor, understairs storage cupboard and doors leading to the ground floor WC, lounge diner and kitchen.

### Ground Floor WC

Fitted with WC and wash hand basin.

## Lounge Diner

A spacious full-length lounge diner enjoying a front facing window and rear patio doors opening to the garden. Featuring a stone fireplace (suitable for a stove) and offering ample space for a dining table and chairs along with a home office area.

## Kitchen

Fitted with white shaker style wall and base units with pine effect work surfaces, tiled splashbacks and stainless steel sink with mixer tap. Space for a fridge freezer and feature cooker, plumbing for a washing machine and dishwasher and a double glazed rear exit door leading out to the garden.

## First Floor Landing

Providing loft access and a lovely front facing window enjoying open countryside views, with doors leading to all three bedrooms and the family bathroom.

## Bedroom One

A good sized double bedroom with front facing window enjoying countryside views.

## Bedroom Two

A well proportioned double bedroom with rear facing window overlooking the garden.

## Bedroom Three

A single bedroom with rear facing window and fitted storage cupboard.

## Family Bathroom

A spacious modern bathroom fitted with wood panelled bath with shower over, vanity wash hand basin, WC, heated towel radiator and side facing window.

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## ADDITIONAL INFORMATION

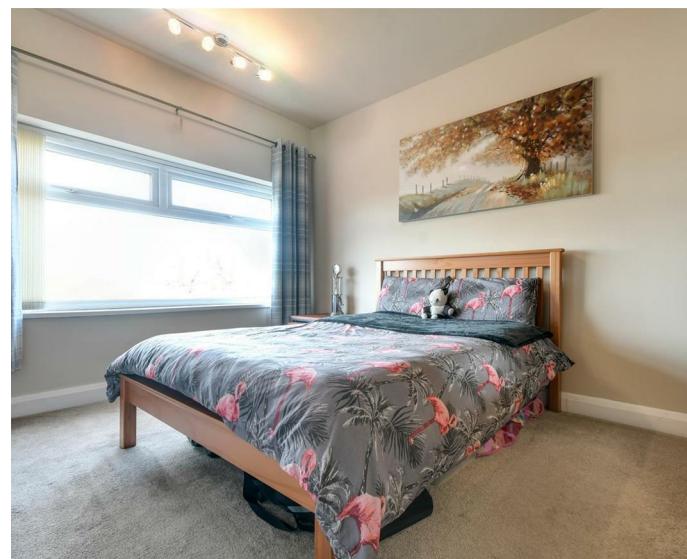
**Local Authority –**

**Council Tax – Band A**

**Viewings – By Appointment Only**

**Floor Area – 1102.00 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		
(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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