



## 24 PINWOOD CLOSE SCUNTHORPE, DN16 3FB

**£175,000**  
**FREEHOLD**

Situated in a sought-after residential location on Pinewood Close, Scunthorpe, this well-presented four-bedroom end townhouse offers versatile accommodation arranged over three floors, making it an ideal purchase for families, professionals, or those seeking flexible living space.



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## 24 PINWOOD CLOSE

### DESCRIPTION

Spacious Four-Bedroom Townhouse with Garage and Enclosed Garden

The ground floor welcomes you with an entrance hall leading to a spacious kitchen/dining room fitted with a range of units, integrated cooking appliances, and French doors opening onto the rear garden. A convenient downstairs WC and access to the converted integral garage, which is now a games room/bar

To the first floor is a generous lounge enjoying plenty of natural light from two front-facing windows, together with the principal bedroom overlooking the rear garden and benefiting from its own en-suite shower room.

The second floor offers three further bedrooms and a family bathroom fitted with a three-piece suite, providing ample space for growing families, guests, or home working.

Externally, the property benefits from a driveway providing off-road parking. To the rear is a fully enclosed garden, predominantly laid to lawn and a patio seating area with a non overlooked position

Further benefits include uPVC double glazing throughout and gas central heating.

Early viewing is highly recommended to appreciate the size, flexibility, and excellent family accommodation this property has to offer.

Accommodation briefly comprises:

Four bedrooms

En-suite to principal bedroom

Spacious first-floor lounge

Kitchen/dining room with French doors

Family bathroom

Downstairs WC

Driveway parking  
Enclosed rear garden  
Gas central heating  
uPVC double glazing

### Dining Kitchen

### Downstairs WC

Having low level flush WC, wash hand basin, tile effect flooring, radiator and extractor.

### First Floor Landing

First Floor Landing

Having radiator and stairs rising to the second floor.

### Lounge

Having two uPVC double glazed windows to front aspect and radiator.

### Bedroom One

Having two uPVC double glazed windows to rear aspect and radiator.

### En-suite Shower Room

Having shower cubicle with electric shower, vanity wash hand basin, low level flush WC, vinyl flooring and towel radiator.

### Second Floor Landing

Having radiator and access to loft.

### Bedroom Two

Having two uPVC double glazed windows to rear aspect, built in cupboard, laminate flooring and radiator.

### Bedroom Three

Having uPVC double glazed window to front aspect, laminate flooring and radiator.

### Bedroom Four

Having uPVC double glazed window to front aspect, laminate flooring and radiator.



### **Family Bathroom -**

Having panelled bath, pedestal wash hand basin, low level flush WC, vinyl flooring, towel radiator, extractor and uPVC double glazed window to side aspect.

### **Outside Front**

To the front of the property a driveway provides off street parking and leads to the integral garage, there is also an attached store shed.

## **24 PINWOOD CLOSE**





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### ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1259.00 sq ft

Tenure – Freehold





## Pinewood

Approximate Gross Internal Floor Area : 118.60 sq m / 1276.60 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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