



- Detached Family Home
- 4 First Floor Bedrooms
- Ground Floor Office/Bedroom 5
- Master En-suite & Family Bathroom
- Utility Room plus Downstairs WC
- Double Width Driveway
- South Facing Garden
- Sought After Bottesford Location

Siskin Crescent, Bottesford, DN16 3GA,  
£310,000





Starkey&Brown are pleased to offer for sale this beautifully presented detached family home, situated in the highly sought-after area of Bottesford. The well appointed accommodation briefly comprises an entrance hallway, ground floor WC, spacious 19'3 lounge featuring a log burning stove with bespoke fitted log store and storage cupboards, an impressive open plan kitchen diner, and a stylish glass and aluminium garden room - an ideal space for relaxing or entertaining while enjoying the garden whatever the weather. The ground floor also benefits from a home office/5th bedroom, a boot/cloaks room and a utility room. To the first floor there are four well proportioned bedrooms, ensuite to master bedroom and a separate family bathroom. Outside the property has a double width driveway, garage/storage, and a fully enclosed south facing garden to the rear.



### Entrance Hallway

Having part glazed composite front entrance door, wood effect luxury vinyl flooring, radiator, coved ceiling, stairs rising to first floor and understairs storage cupboard.

### Ground Floor WC

Having low level WC, wash hand basin and vanity unit, wood effect luxury vinyl flooring and radiator.

### Lounge

19' 3" x 11' 6" (5.86m x 3.50m)

Having feature cast-iron log burner fireplace with paved halve and herringbone inset, bespoke fitted log store, walk in bay window to front aspect, 2 radiators, coved ceiling and french doors leading into kitchen/diner.

### Kitchen/Diner

20' 8" x 15' 3" (6.29m x 4.64m)

Having a range of matching wall and base units, breakfast bar, glass display cabinets, single drainer sink unit with mixer taps over, built in oven, hob and cooker hood, integral dishwasher, ceramic tiled flooring, air conditioning unit and large bi-fold doors leading onto rear garden.

### Garden Room

18' 8" x 9' 4" (5.69m x 2.84m)

Being of aluminium construction with outdoor heater, retractable privacy blinds and large windows/doors overlooking the garden.

### Home office/bedroom 5

9' 6" x 7' 6" (2.89m x 2.28m)

Having radiator, coved ceiling and sliding patio door leading onto rear garden.

### Utility room

7' 11" x 6' 0" (2.41m x 1.83m)

Having plumbing for washing machine and space for tumble dryer with work surfacing over, central heating boiler and vinyl flooring.

### Master bedroom

11' 6" x 11' 1" (3.50m x 3.38m)

Having 2 built in wardrobes, walk in bay window, radiator and ceiling fan.

### En-suite

Having 4 piece suite comprising of corner shower cubicle with aqua board splashbacks and mains fed shower, pedestal wash hand basin, low level WC, bidet, tile effect vinyl flooring, heated towel rail, fully tiled walls and extractor.

### Bedroom 2

10' 1" x 11' 6" (3.07m x 3.50m)

Having built in wardrobes and radiator.

### Bedroom 3

9' 4" x 8' 4" (2.84m x 2.54m)

Having fitted wardrobes with matching work station/desk and radiator.

### Bedroom 4

9' 6" x 6' 6" (2.89m x 1.98m)

Having radiator and ceiling fan.

### Bathroom

Having 3 piece suite comprising of panelled bath, wall hung wash hand basin, low level WC with concealed system, attractive tile effect vinyl flooring, heated towel rail and fully tiled walls.

### Outside Front

to the front of the property is a lawned garden area, doubled width block pave effect concrete impression driveway, outside lighting, storm porch leading to front entrance door and gate at side leading to rear garden.

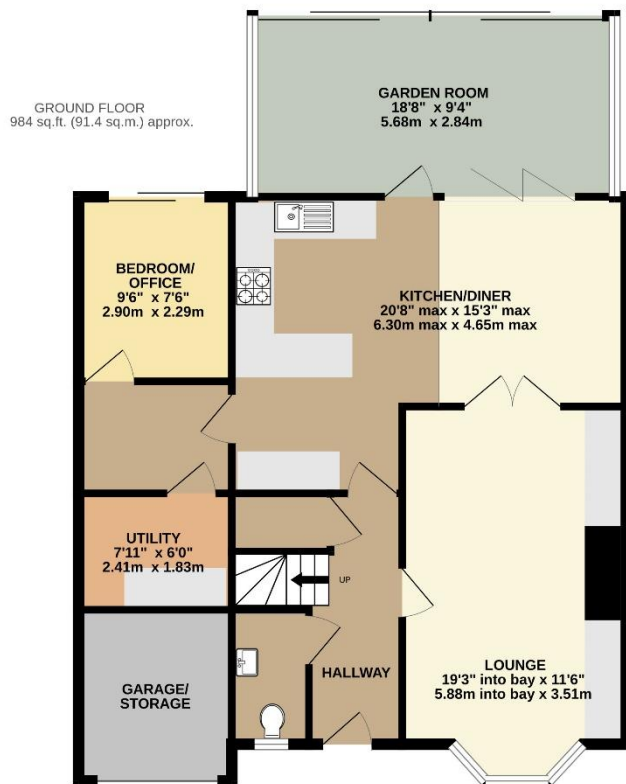
### Garage

Having being partially converted to provide a utility room and offering excellent storage space with roller shutter door.

### Outside Rear

To the rear of the property is a fully enclosed south-facing garden being mainly laid to lawn.

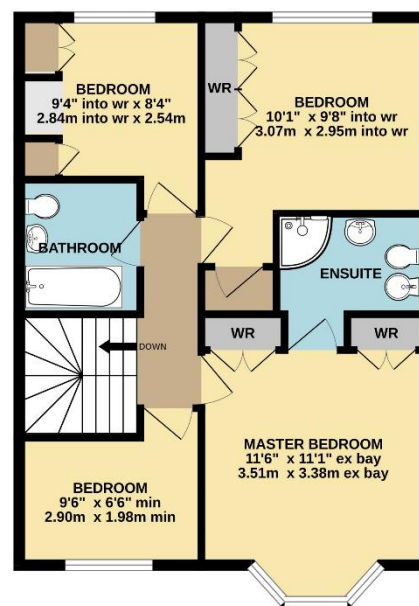




**TOTAL FLOOR AREA : 1582 sq.ft. (147.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**1ST FLOOR**  
598 sq.ft. (55.6 sq.m.) approx.



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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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