



 2

Bedrooms

 1

Bathroom



*****DETACHED BUNGALOW*****

A detached two-bedroom bungalow in the popular Bottesford location, situated to a quiet cul-de-sac, the property has a range of benefits including, filed views across Bottesford Beck / Messingham to the front aspect, set back from the road the property offers generous off road parking, extending to the rear via electronic double gates and detached garage for secure vehicle storage. The garage has been partially converted to a bar with feature lighting, spacious seating area, freestanding wood topped bar, and beer pumps. The property has undergone modernisation and is presented to a high standard, to include, now kitchen and bathroom. The double bedrooms offer spacious contemporary storage to fitted suites, and a spacious lounge provides room for dining.

Louise Oliver Properties welcomes to the market a stunning two-bedroom detached bungalow, located to a quiet cul-de-sac, in the ever popular local of Bottesford, Scunthorpe. The property is presented to a high standard throughout, boasting spacious fitted kitchen with a range of built in appliances including microwave, oven, and grill, opening to lounge with ample dining space and curved bay fronted window, a rear hallway exits to modern bathroom suite, and two double bedrooms with fitted suites. Externally the property offers a large front aspect drive and partial shingle front, with double electric gates opening to the rear, a courtyard paved style garden is offered up to the detached garage, with the remainder comprising landscaped, lawn, raised shingle terrace, established flowering beds, wooden sunroom, and garden room. The garage has undergone a partial conversion, comprising electric roll top door, space for one vehicle, and freestanding wooden bar with over bar feature lighting to the rear. The front aspect offers views across open the open fields of Bottesford / Messingham, whilst benefiting a quiet location.

Council tax band: C

Viewings: 01724 853222

KITCHEN *4.53M X 2.57M*

Entrance to the property via side aspect obscure glazed wood composite door, opening into spacious modern fitted kitchen with ample room for breakfast bar or dining table comprising of, cream wood fronted wall, base, and larder storage cabinets, wood effect worktops, built in stainless steel microwave and oven, halogen hob with over hob extractor unit, white composite one and half sink and drainer, front aspect uPVC diamond leaded window, tile effect vinyl flooring, tiling to the walls, Worcester gas combi boiler, under counter space for multiple white goods, radiator, and spot lighting to the ceiling.

LOUNGE *5.48M X 3.25M*

Spacious lounge with ample dining space comprising, front aspect uPVC leaded rounded bay window, fireplace with marble hearth, radiator, carpeted flooring, and light to ceiling with dimmer switch control.

BATHROOM *2.11M X 2.12M*

Modern three-piece bathroom suite comprising, P shaped panel bath with slide to fully enclose glazed shower screen and main fed over bath waterfall shower, marble effect PVC boarding to walls, tile effect vinyl flooring, low flush toilet, vanity hand basin with storage, ladder style towel radiator, wall mounted storage, rear aspect obscure glazed uPVC window, and spotlighting to the ceiling.

BEDROOM ONE *4.22M X 3.23M*

Spacious double bedroom with fitted suite comprising, carpeted flooring, radiator, uPVC double doors opening to rear garden, over bed wood fronted storage, and light to ceiling.

BEDROOM TWO *2.95M X 2.57M*

Second double bedroom with fitted bedroom suite comprising, carpeted flooring, dual aspect uPVC windows, built in wood fronted floor to ceiling wardrobes, radiator, and light to ceiling.

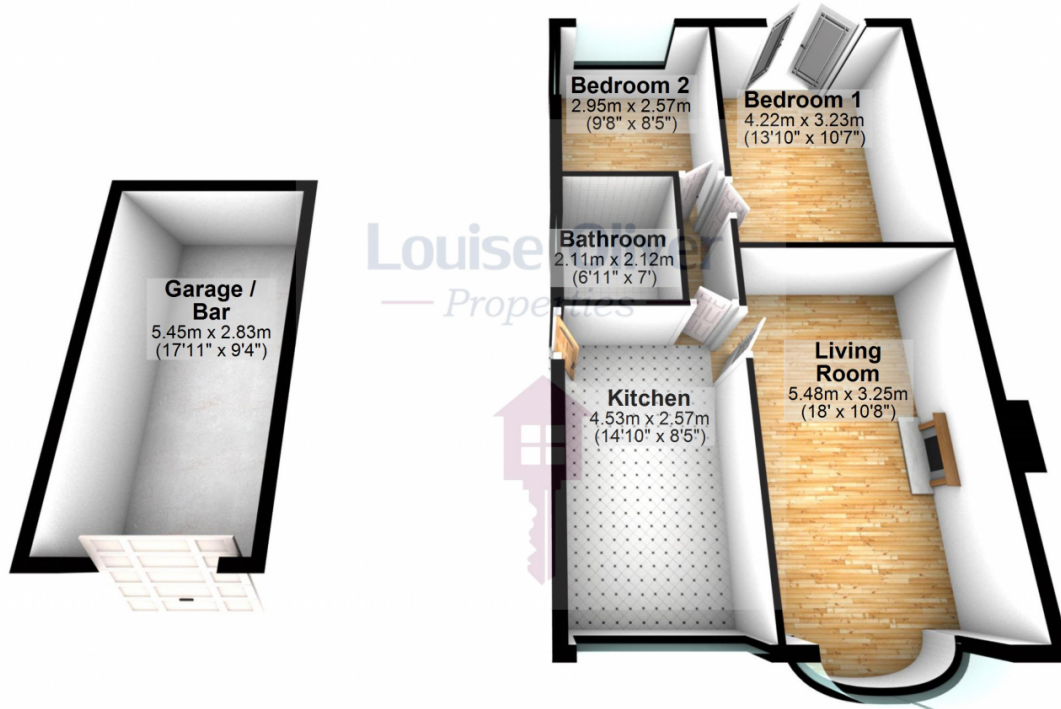
GARAGE *5.45M X 2.83M*

Detached brick built garage with pitched tiled roof, beamed storage to the roof, lighting to ceiling, electric roll top door to access via the front aspect and side access uPVC door, freestanding wood bar with room for seating and feature lighting to the rear.


EXTERNAL

Front aspect comprises half shingle and half paved driveway, with access to the rear extended drive via double electronic control gates. Rear garden comprises, detached single garage, wooden summer house and garden room, fully secured perimeter, external lighting and water supply, raised established flowering beds, manicured lawn, and shingle patio terrace.

Ground Floor
Approx. 74.4 sq. metres (801.1 sq. feet)



Total area: approx. 74.4 sq. metres (801.1 sq. feet)
33 Conference Court, Scunthorpe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Bottesford , DN16

