



Quebec Road, Scunthorpe - DN17 2SW

Offers in the region of £195,950

Desirable Location • Corner Plot • Extended • Detached • 4 Reception Rooms • 4 Bedrooms • Scope to Improve / Add Value • Freehold • Council Tax Band "B" • EPC "TBC"





Ezmuve is delighted to bring to market this extended four-bedroom detached home, located in the highly desirable area of Bottesford in Scunthorpe. Occupying a generous corner plot, this property presents an exciting opportunity for buyers looking to modernise and create a substantial family home in a sought-after residential location. While the home does require updating throughout, it offers excellent scope to add value—something that is already reflected in the current asking price. The generous footprint and versatile layout make it ideal for those seeking space, flexibility, and long-term potential.

The ground floor offers an impressive amount of living accommodation, comprising four separate reception rooms that can be adapted to suit a variety of needs, such as formal dining, family living, home working, or play areas. The kitchen is complemented by a separate utility room, providing practicality and the opportunity to redesign into a modern, open-plan living space if desired.

To the first floor, the property offers four bedrooms along with a family bathroom. With renovation, this level could be transformed into comfortable and contemporary sleeping accommodation suitable for growing families.

Externally, the property continues to offer great potential. A driveway to the side provides off-road parking and access to a detached garage. The surrounding gardens are laid mainly to lawn and would benefit from landscaping, offering a blank canvas for creating attractive outdoor spaces to suit your lifestyle.

Situated in Bottesford, a popular and well-established area of Scunthorpe, the home is conveniently located close to local amenities, schools, parks, and transport links.

With its desirable corner plot, generous accommodation, and significant scope for improvement, this property represents a fantastic opportunity for those looking to undertake a renovation project in a prime location. Early viewing is recommended to fully appreciate the potential on offer.



AGENTS NOTES

- (1) MONEY LAUNDERING REGULATIONS – prospective vendors and buyers will be asked to produce identification documentation during process.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

Council Tax band: B

Tenure: Freehold



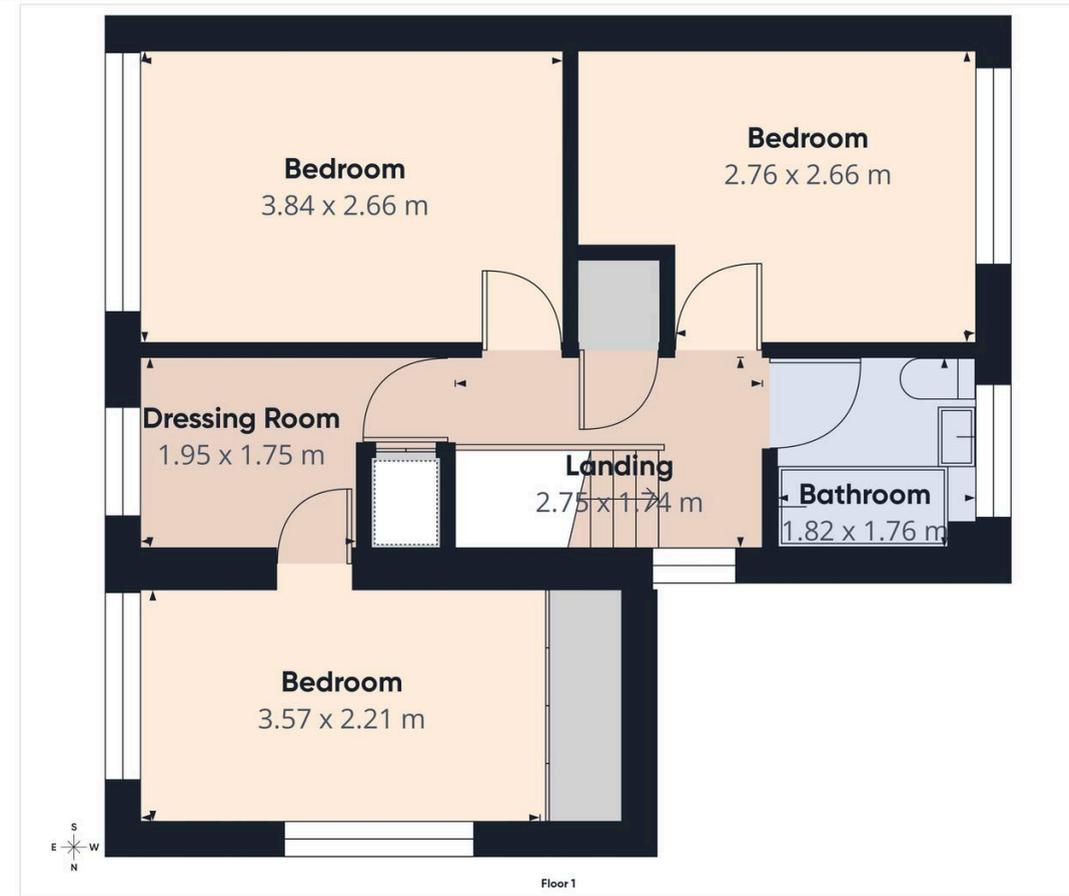


Approximate total area⁽¹⁾
62.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Approximate total area⁽¹⁾
39.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

You can include any text here. The text can be modified upon generating your brochure.



ezmuve

estate agents

ezmuve

