

16 Elizabeth Close, Scotter, Nr Gainsborough. Lincs. DN21 3TA



Located in this sought after village of Scotter and enjoying a cul-de-sac position, we are pleased to offer this Ground Floor Extended Detached Family Home to the open market. Built approx. 1996/ 1997 the accommodation is nicely presented throughout and comprises: Reception Hall with staircase to the first floor Gallery Landing, Cloakroom and Utility, Playroom / Office, limed oak Dining Kitchen, good size family Living Room with Inglenook style fireplace and Conservatory off, 4 Bedrooms with modern En-Suite to the Master, Family Bathroom, very good off street parking and an attached double Garage and Caravan space, Easily maintained rear garden with good size decked area. VIEWING ESSENTIAL. EPC rating: C.

Price Guide: £236,000

Located in this highly popular and sought after village of Scotter, we at Paul Fox Estate Agents are pleased to offer this 4 Bedroom Detached family home to the open market providing accommodation which comprises: Reception Hall with staircase to the first floor galleried landing and doors leading off to downstairs Cloakroom, excellent size family Living Room with inglenook style fireplace and bay window, double opening doors lead through to a Conservatory, second Sitting Room/Playroom and a good size Lined Oak Dining Kitchen with double glazed sliding patio doors to the rear garden and side Utility. To the first floor there is a landing serving access off to 4 Bedrooms with the Master Bedroom having a modern En-suite Shower room and to complete the accommodation there is a family Bathroom with cream shell style 3 piece fitted suite. The property stands in grounds which to the rear offer an easily maintained rear garden with established lawn section with shrub and flowering borders, large decked area, additional parking to the side of the property for a caravan or further parking whilst the front has a herringbone style blocked paved driveway serving access to the attached double garage.

Scotter is a very sought after and popular residential village, situated some 6-7 miles south of Scunthorpe town centre and offers a good range of shopping facilities and amenities ranging from fast food take aways to local public houses, butchers and a newsagents. The village of Scotter falls within the catchment area of Gainsborough and Kirton Lindsey, both offering schooling at Huntcliffe and Gainsborough Grammar both with exceptional reputations. The main town of Scunthorpe is approximately 10-15 minutes car drive, subject to traffic and offers a good range of shopping facilities and amenities, fast food takeaways, public houses, general banks and building societies, main bus station and train station.

GROUND FLOOR

RECEPTION HALL

With entrance door, staircase to the first floor galleried landing, laminate style floor, double panel radiator with radiator cover, wall to ceiling coving and doors leading off to:

CLOAKROOM

With timber framed sealed unit double glazed leaded window, single panel radiator, wall mounted hand wash basin, tiled splash backs, low flush WC, laminate floor and wall to ceiling coving.

LIVING ROOM

Measures approx. 3.63m x 5.79m plus bay (11' 11" x 19' 0")

With timber framed sealed unit double glazed leaded bay window to the front elevation, single panel radiator, Inglenook style fireplace with raised hearth, exposed feature brickwork to the chimney breast, further decor to each chimney recess, wall to ceiling coving and double opening doors leads through to:

CONSERVATORY

Measures approx. 2.93m x 2.98m ()

With timber framed sealed unit double glazed windows, polycarbonate style roof, double panel radiators, double opening French style doors leading to the rear decking area.

SECOND SITTING ROOM/PLAYROOM

Measures approx. 2.18m x 2.89m (7' 2" x 9' 6")

With timber framed sealed unit double glazed leaded window to the side elevation, single panel radiator, TV point, feature décor to one wall and wall to ceiling coving.

LIMED OAK DINING KITCHEN

Measures approx. 3.03m x 5.38m (9' 11" x 17' 8")

With double glazed sliding patio doors to the rear elevation, uPVC double glazed window to the rear elevation, single panel radiator, feature décor to one wall, limed oak fitted kitchen offering a matching range of base units, drawer units and wall units, roll top work surfaces incorporating a stainless steel Zanussi gas hob, overhead cooker canopy, built in oven, sink unit with hot and cold mixer tap, plumbing for dishwasher, concealed down lighting to the wall units, laminate floor, wall to ceiling coving and inset ceiling spotlights.



UTILITY

Measures approx. 1.88m x 1.76m (6' 2" x 5' 9")
With entrance door, tallboy style fitted unit, wall mounted Ideal Logic plus combination gas boiler, roll top work surface, plumbing available for a washing machine and tiled floor.

FIRST FLOOR

GALLERIED LANDING

With timber framed sealed unit double glazed window to the front elevation, loft access, wall to ceiling coving and doors leading off to:

MASTER BEDROOM

Measures approx. 3.62m x 3.27m (11' 11" x 10' 9")
With timber framed sealed unit double glazed window to the rear elevation, single panel radiator, laminate floor, good fitted wardrobes with matching bed side drawer units with corner glass shelving and overhead cupboards, feature décor to two walls, wall to ceiling coving and a door leads through to:

MODERN EN-SUITE SHOWER ROOM

Measures approx. 1.56m x 1.97m (5' 1" x 6' 6")
With uPVC double glazed window to the rear elevation, single panel radiator, stylish modern white suite consisting of low flush WC, hand wash basin into gloss vanities, double shower with mains shower, two shower heads, modern part tiled walls, wall extractor, lino flooring and wall to ceiling coving.

FRONT BEDROOM 2

Measures approx. 3.63m x 2.38m (11' 11" x 7' 10")
With timber framed sealed unit double glazed window to the front elevation, single panel radiator, double fitted wardrobe with overhead cupboards, high level TV point, single power point and wall to ceiling coving.

BEDROOM 3

Measures approx. 3.70m x 2.01m (12' 2" x 6' 7")
With timber framed sealed unit double glazed window to the rear elevation, single panel radiator and wall to ceiling coving.

L-SHAPED BEDROOM 4

Measures approx. 2.18m max x 3.83m max (7' 2" x 12' 7")
With timber framed sealed unit double glazed window to the front elevation, single panel radiator, laminate floor and wall to ceiling coving.

FAMILY BATHROOM

Measures approx. 1.88m x 2.73m (6' 2" x 8' 11")
With timber framed sealed unit double glazed window to the side elevation, single panel radiator, 3 piece shell style fitted suite consisting of a low flush WC, pedestal wash basin, corner panelled bath with overhead electric shower, shower curtain and rail, part tiled walls, wall extractor and tiled floor.

GROUNDS

The property stands in grounds which to the rear offer an easily maintained rear garden with established lawn section with shrub and flowering borders, large decked area, additional parking to the side of the property for a caravan or further parking whilst the front has a herringbone style blocked paved driveway serving access to the attached double garage. The garage measures approx. 4.18m x 4.57m opens to 4.98m (13' 9" x 15' 0").





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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

Gas central heating system to radiators.

DOUBLE GLAZING

Majority timber framed double glazed windows with some uPVC windows.

VACANT POSSESSION

At a date to be arranged.

****IMPORTANT****

PURCHASE PROCEDURE

Once you are interested in purchasing this property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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