As you follow the tree lined road towards Oak Tree Avenue, you will soon understand why so many families love to call this place home. On the border of miles of countryside, perfect for Sunday morning strolls or an evening dog walk, whilst being only a couple of minute's drive from the town centre, this is the ideal location for family life.

Turn into your driveway and prepare to be amazed by the amount of parking available. There is enough space for your camper van to be safely parked in your own grounds, without compromising on space for you to park your car after work. Pull up in front of your garage, and step inside your new home.

Enter into the hallway, slip off your shoes and head into the living room. Ready for you to put your own stamp on, this living room will make a cosy hub of the home. With the fireplace already in situ, you can imagine winter evenings cosied up on the sofa with a mug of your favourite hot chocolate. You will feel the privacy in this room knowing that no one will be walking past the front of your home, so you can have the curtains open during the day letting the natural light flood in.
Walk through into the kitchen, past the convenient downstairs toilet. There is so much space to create the kitchen you have always dreamed of, why not fit an island in the middle? Washing the dishes will no longer be a chore when you can watch your children play together in the garden, memories that will last a lifetime. The sliding doors open into the back garden, and on warm summer evenings, imagine yourself sitting at the dinner table with the children with the doors wide open letting the fresh air fill the room.

Make your way upstairs to discover the first floor. The master bedroom will comfortably fit your large double bed, and with the addition of the built in wardrobe, it frees up the rest of the room for other bedroom furniture. You can wave goodbye to the morning queue for the bathroom, as this master bedroom has its own en-suite, and with a bit of modernising will be the sanctuary you've always dreamed of.

Along the hallway, you'll find the remaining two bedrooms. The second bedroom is a double room, and the third will fit a single bed in and will leave plenty of room for your children's toys and keep them out of the way of the rest of the house. Finishing the first floor is the family bathroom, with a bath already fitted it gives an idea of how you can update the suite to a more contemporary style, and one you will want to show off to guests.
Outside, the garage is the perfect storage for your barbecue and lawnmower, or more traditionally for your beloved motorbikes or antique car. With electric inside the garage, it makes life that little bit easier when gardening and using your lawnmower or strimmer, and if you are popping into the garage on an evening, just turn on the light.

Your children will play for hours in this large garden, there is so much room that they can keep their trampoline and you can also invest into a pool in the summer! Barbecues and family gatherings will be yours to host, as there is room for the whole family to sit in the garden under a gazebo, even at a social distance! There is even the possibility of extending this home, subject to the relevant permissions, and you wouldn't be compromising on much garden space. Should the children ever get bored of the garden, which wouldn't be for a while, there is a children's play park just around the corner.

Finer details
Council tax band D
EPC rating D
Gas central heating, installed 2019
Windows fitted in March 2011
Loft insulated and partially boarded
Garage has power
Oak Tree Avenue  
Scotton

Total area: approx. 96.3 sq. metres (1036.4 sq. feet)

- **Kitchen/Dining Room**: 3.22m (10'7") max x 5.50m (18'1")
- **Garage**: 5.42m x 2.90m (17'9" x 9'6")
- **Living Room**: 4.34m x 3.24m (14'3" x 10'7")
- **Bedroom**: 2.44m x 2.44m (8' x 8')
- **Bedroom**: 2.44m x 2.96m (8' x 9'9")
- **Bedroom**: 3.35m x 3.45m (11' x 11'4")

Ground Floor  
Approx. 55.8 sq. metres (600.6 sq. feet)

First Floor  
Approx. 40.5 sq. metres (435.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by VueSixty Ltd