



48 Caistor Avenue, Scunthorpe
Lincolnshire DN16 3QN
£159,950

Located in the popular Bottesford area of Scunthorpe, this three bedroom semi detached property has lots to offer any prospective buyer. Having been extended to the rear with three good sized bedrooms, three reception areas and being modern throughout, this home is deceptively spacious and will appeal to families and first time buyers alike. Found close to local amenities including schools, shops and transport links, this home also boasts off road parking and detached garage. Viewings are available immediately and come highly recommended to appreciate this lovely home.

The property itself briefly comprises of a hallway, living room, kitchen/diner, conservatory and WC on the ground floor with landing, three bedrooms and family bathroom on the first floor. Externally, to the front of the property is a lawned garden with off road parking and detached garage and to the rear is a further low maintenance garden with patio area for entertaining.



Hallway

Entrance into the property is via the front door into the hallway. Central heating radiator, coving to the ceiling and uPVC window to the side of the property. Doors lead to the living room, kitchen/diner and WC with stairs leading to the first floor.

Living Room 13'2" x 11'2" (4.03 x 3.41)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the front of the property. Double doors lead to the kitchen/diner.

Kitchen/Diner 14'9" x 14'5" (4.5 x 4.40)

An L shaped open plan kitchen/diner with base height and wall mounted cream units with complimentary counters and splashbacks. Includes built in under stairs storage cupboard. Space and plumbing for white goods and double range oven. Integrated sink and drainer. Spotlights, coving to the ceiling, central heating radiator, uPVC window to the rear of the property, sliding doors to the conservatory and external door leads to the side of the property.

Conservatory

Brick based construction with central heating radiator, uPVC windows and double uPVC doors lead to the rear garden.

WC

Two piece suite consisting of toilet and sink. uPVC window to the front of the property.

Landing

Doors lead to all three bedrooms and family bathroom. Carpeted throughout with coving to the ceiling and uPVC window to the side of the property.

Bedroom One 13'2" x 9'10" (4.03 x 3.00)

Carpeted throughout with coving to the ceiling, central heating radiator and two uPVC windows to the front of the property.

Bedroom Two 10'7" x 10'0" (3.23 x 3.06)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the rear of the property.

Bedroom Three 9'11" x 7'2" (3.03 x 2.19)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the front of the property. Includes built in over stairs storage cupboard.

Bathroom 10'4" x 6'11" (3.17 x 2.13)

Five piece white suite consisting of toilet, twin sinks with vanity

units under, free standing bath and separate corner shower. Wall mounted heated chrome towel rail with uPVC window to the rear of the property.

External

To the front of the property is a lawned garden with low brick walled boundary, off road parking on a block paved drive and detached brick built garage. Gate leads to the low maintenance rear garden with patio and artificial turf.

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