



47 Baldwin Avenue, Scunthorpe

£279,950 Freehold

MODERN DETACHED FAMILY HOME · HIGHLY SOUGHT AFTER BOTTESFORD LOCATION · 4 BEDROOMS · 2
RECEPTION ROOMS · FITTED BREAKFAST KITCHEN & UTILITY ·
BATHROOM · WELL KEPT PRIVATE REAR GARDEN · FROM
SCUNTHORPE OFFICE



paul fox
the family estate agents

Spacious four bed detached home in sought-after Bottesford. En-suite, garage, driveway, private garden. Close to schools, amenities, bus routes, and nature reserve. Ideal for families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- MODERN DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER BOTTESFORD LOCATION
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- FITTED BREAKFAST KITCHEN & UTILITY
- SPACIOUS MASTER EN-SUITE & MAIN FAMILY BATHROOM
- WELL KEPT PRIVATE REAR GARDEN
- FRONT DRIVEWAY & GARAGE
- VIEW VIA OUR SCUNTHORPE OFFICE





Central Entrance Hallway

6' 5" x 12' 7" (1.95m x 3.83m)

Includes a front uPVC double glazed entrance door with inset patterned glazing and adjoining side light with frosted glazing, a single flight staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, a built-in under the stairs storage cupboard, a wall mounted Hive thermostatic control for the central heating, wall mounted alarmed keypad and doors leads off to;

Front Living Room

11' 7" x 14' 10" (3.53m x 4.53m)

With a front bay uPVC double glazed window, wall to ceiling coving and a gas coal effect fireplace with marble style hearth and backing with oak surround and mantel and two twin internal doors allow access through to;



Office/Dining Room

9' 8" x 9' 6" (2.95m x 2.90m)

With sliding aluminium framed doors allowing access to the patio area, TV input and wall to ceiling coving.





Breakfast Kitchen

11' 10" x 10' 6" (3.60m x 3.21m)

With a rear uPVC double glazed window. The kitchen includes a range of oak fronted low level units, drawer units and wall units with rounded pull handles and a patterned working top surface incorporating a single ceramic sink bowl unit with drainer to the side and block mixer tap, tiled splash backs, built-in electric Bosch oven with overhead four ring gas hob with overhead canopied extractor fan with tiled splash back, tiled flooring, plumbing for a dishwasher, integral fridge, tiled flooring and a door leads through to;

Utility

4' 11" x 6' 0" (1.50m x 1.82m)

Has a rear uPVC double glazed door with frosted glazing, matching units to the kitchen with low level and high level with a patterned working top and a single stainless steel sink unit with block mixer tap and drainer to the side, plumbing for a washing machine, space for a tumble dryer, tiled flooring, extractor fan and a door leads through to;

Cloakroom

4' 2" x 4' 11" (1.27m x 1.50m)

Has a side uPVC double glazed window with frosted glazing, a low flush WC and a wash hand basin with tiled splash back and tiled flooring.





First Floor Landing

Provides loft access, a built-in airing cupboard and internal doors leading off to;

Master Bedroom 1

13' 1" x 12' 6" (4.00m x 3.80m)

With a front uPVC double glazed window, a bank of twin fitted wardrobes and an opening leads through to;

En-Suite Shower Room

8' 10" x 8' 0" (2.70m x 2.43m)

With a front uPVC double glazed window with frosted glazing, a three piece suite comprising a low flush WC, a single walk-in shower cubicle with overhead mains shower with raised tray, tiled splash backs, glazed screen and door, an oval wash hand basin with storage units beneath and extractor fan.



Rear Double Bedroom 2

10' 2" x 12' 4" (3.11m x 3.75m)

With a rear uPVC double glazed window and twin fitted storage cupboards.

Rear Bedroom 3

8' 10" x 8' 10" (2.70m x 2.70m)

With a rear uPVC double glazed window, a built-in storage cupboard and TV input.

Rear Bedroom 4

7' 3" x 8' 2" (2.20m x 2.50m)

Has a rear uPVC double glazed window.

Family Bathroom

7' 6" x 8' 4" (2.28m x 2.53m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush





Family Bathroom

7' 6" x 8' 4" (2.28m x 2.53m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, a panelled bath with overhead chrome mains shower with tiled splash backs, a low flush WC and a pedestal wash hand basin with partly tiled walls, cushioned flooring and extractor fan.

Grounds

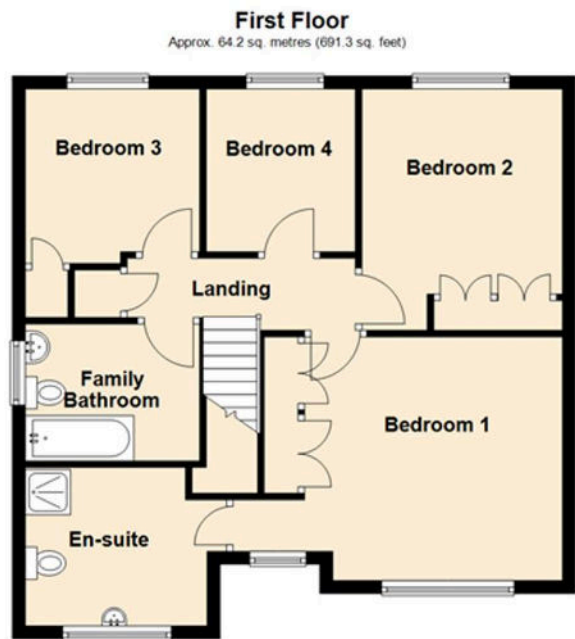
To the front of the property provides a well kept principally lawned garden with an adjoining double laid tarmac driveway which allows off street parking for two vehicles and allows direct access to the single garage. Access leads down the side of the property via a flagged pathway and secure side gate. The rear of the property provides a superbly kept landscaped garden with broad flagged patio seating area with gravelled top borders and raised stepping leads an elevated principally lawned garden with further secure surrounding fencing and a timber storage shed.

Garage

8' 2" x 16' 5" (2.50m x 5.00m)

With an up and over door, full power and lighting and a gas combi boiler.





Total area: approx. 128.7 sq. metres (1385.5 sq. feet)



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