



8 Catkin Road, Scunthorpe, DN16 3WB

£325,000

A spacious and extended four bed detached home in a quiet cul de sac position on this popular Bottesford estate. Sit on a lovely south west facing plot, close to great school catchments, with good room sizes throughout and a fantastic open plan kitchen diner across the rear.

This property comprises of an entrance hall, kitchen diner, separate utility room, lounge, an extra reception room to the front and a downstairs W.C. To the first floor you have four bedrooms, three of which are doubles and a well proportioned single. Bedroom one and bedroom two also benefit from having en-suites and there is also a further modern family bathroom. Outside there's a nice sized rear garden with a decking area, garage and off road parking for up to three cars.

This property has a lot to offer and would make an ideal family home! For further information or to book a viewing, please get in touch.

Entrance hall



Utility room 8'9" x 6'0" (2.67 x 1.83)



Dining room 17'3" x 11'7" (5.27 x 3.55)



Downstairs W.C.

Garage 16'1" x 8'9" (4.92 x 2.67)

Landing

Bedroom one 13'3" x 11'7" (4.04 x 3.55)



Study 9'2" x 8'9" (2.81 x 2.67)

Lounge 17'3" x 9'2" (5.27 x 2.81)



Kitchen 20'9" x 13'3" (6.35 x 4.04)



En-suite



En-suite



Bedroom three 10'9" x 8'11" (3.30 x 2.72)



Bedroom two 13'11" x 10'6" (4.25 x 3.21)



Bedroom four 7'6" x 6'11" (2.30 x 2.11)



Family bathroom 6'6" x 5'6" (2.00 x 1.69)

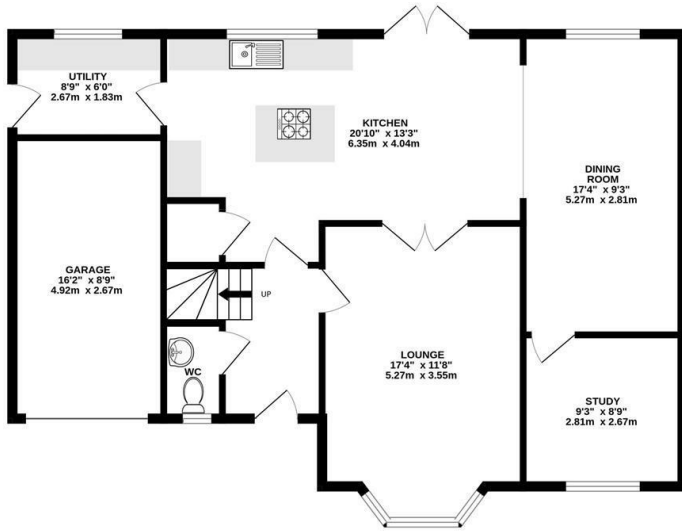


Outside

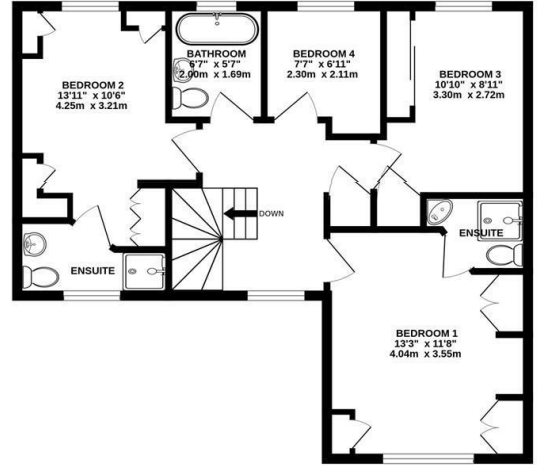


Floor Plan

GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.4 sq.m.) approx.

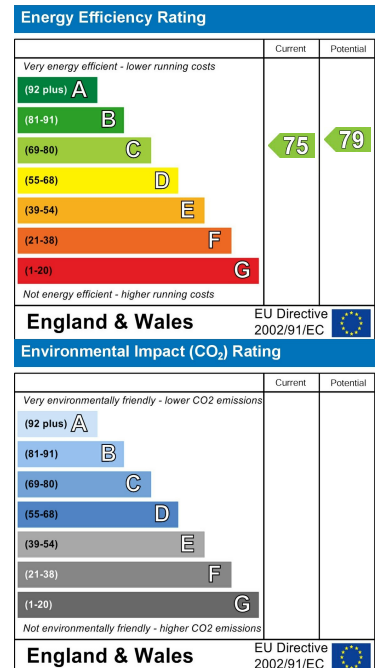
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Area Map



Energy Efficiency Graph



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