



## 4 Fieldfare Close, Scunthorpe, DN16 3GG

**£305,000**

Tucked away at the back of this incredibly popular Bottesford estate we have this lovely extended four bed detached family home. Ideal for families based on the location alone, close to St Peters church and the walks through to the Beck and in great school catchments too.

The house has been extended at the back, the kitchen has a lovely setup with central breakfast bar and sitting space, then you have the front to back lounge into dining room into garden room which is great for families that want space. There's also a utility been installed in what was the back half of the garage and w.c too on the ground floor.

Upstairs we have four bedrooms, two with fitted wardrobes and two bathrooms. And outside the garden is secure, private and you have a clear view of St Peters Church.

Available to view now and with no chain. Get in touch to book.

## Entrance Hall



Lounge 16'8" x 10'11" (5.09m x 3.34m)



Dining Room 12'0" x 10'11" (3.66m x 3.34m)



Sitting Room 14'1" x 11'9" (4.31m x 3.60m)



Kitchen 15'3" x 14'5" (4.65m x 4.41m)



W.C

Utility 7'10" x 4'11" (2.41m x 1.52m)

## Storage Room

Bedroom one 10'5" x 10'5" (3.20m x 3.20m)



## Ensuite

Bedroom two 12'5" x 10'2" (3.80m x 3.10m)



Bedroom three 12'2" x 9'8" (3.72m x 2.95m)



Bedroom four 9'3" x 7'3" (2.82m x 2.23m)

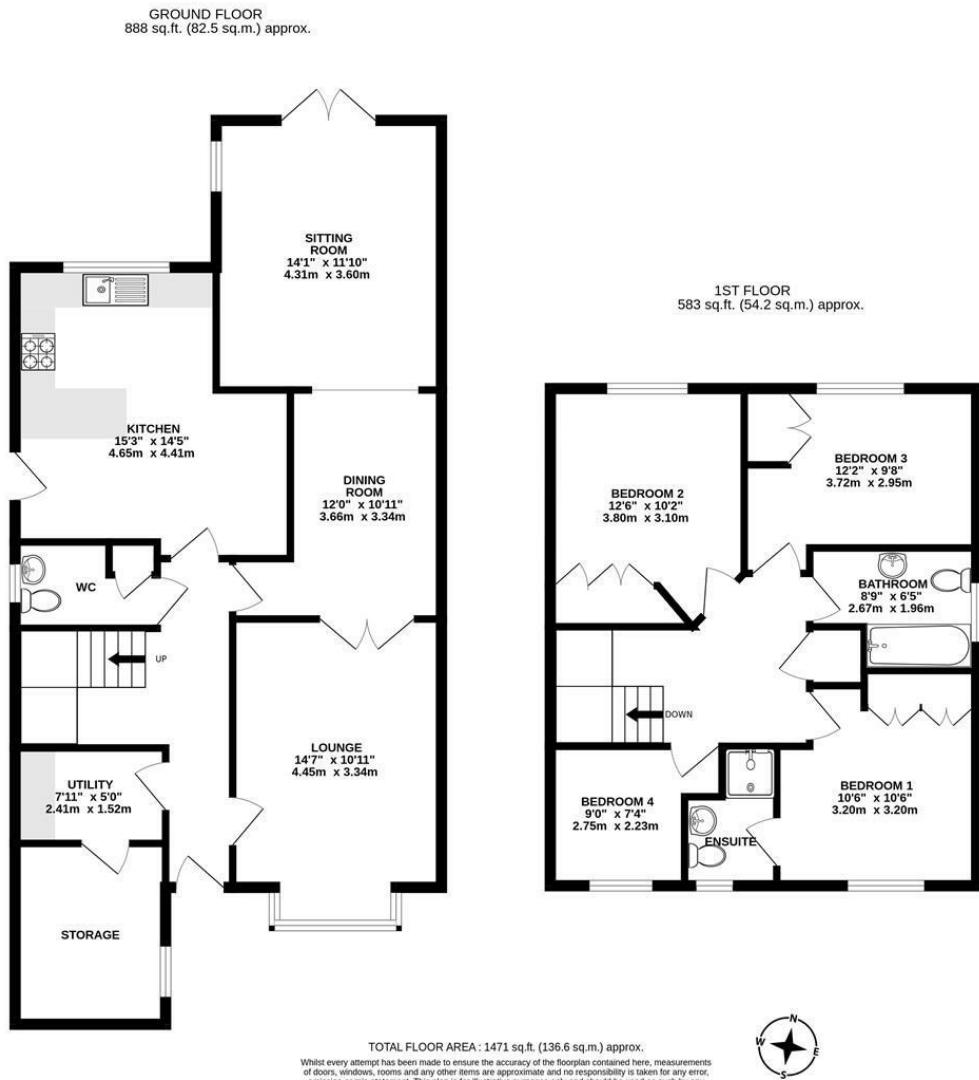
Bathroom 8'9" x 6'5" (2.67m x 1.96m)



Garden



# Floor Plan



TOTAL FLOOR AREA : 1471 sq.ft. (136.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given.  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		