



109A Manor Road, Scunthorpe, DN16 3PT

Price Guide £500,000

Guide price £500,000 and £525,000.

One of Bottesfords most unique and special modern homes. Built in 2021 this four bed three bathroom home spans over 2500sq.ft and has the most incredible room sizes. Spec finish is excellent with underfloor heating throughout the ground floor, bi folding doors to the garden and one of our favourite touches the stone surrounds to the windows that all add up to give this home incredible kerb appeal alongside the central turret.

The current owners have maintained this home immaculately and the layout is ideal for modern family life. A 10metre wide open plan living kitchen across the back, separate utility and w.c., two further reception rooms and a central hall make up the first floor. Upstairs we have four very generous bedrooms, all with fitted wardrobes, two with en suite shower rooms, there is also a separate family bathroom with a contemporary four piece suite and at the front, the office is in "The Turret" and overlooks the front of the home.

Outside the property overlooks Bulls Field to the front and shares its access with next door and then has space for multiple cars off road with turning space too. The rear garden is in two tiers, completely secure and very private with a couple of seating areas.

Viewings are strictly by appointment, please contact us to book.



Entrance hall



Lounge 19'7" x 12'11" (5.97 x 3.94)



Sitting room 14'0" x 12'11" (4.29 x 3.95)



Kitchen diner 33'11" x 15'5" (10.35 x 4.71)



Downstairs W.C

Utility 12'11" x 5'6" (3.95 x 1.68)

Landing

Study 12'0" x 10'2" (3.67 x 3.10)



Bedroom one 19'7" x 12'11" (5.97 x 3.94)



En suite one 8'11" x 4'0" (2.74 x 1.22)

Bedroom two 16'11" x 15'5" (5.17 x 4.72)



En suite two 8'11" x 4'0" (2.74 x 1.22)

Bedroom three 16'11" x 15'5" (5.18 x 4.72)



Bedroom four 14'0" x 9'10".16'4" (4.29 x 3..5)



Bathroom 12'11" x 5'6" (3.95 x 1.68)

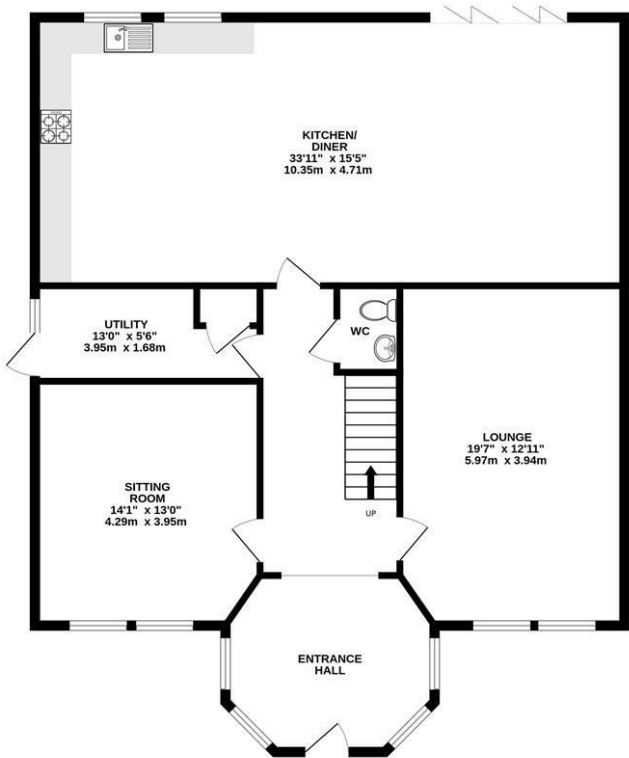


Outside

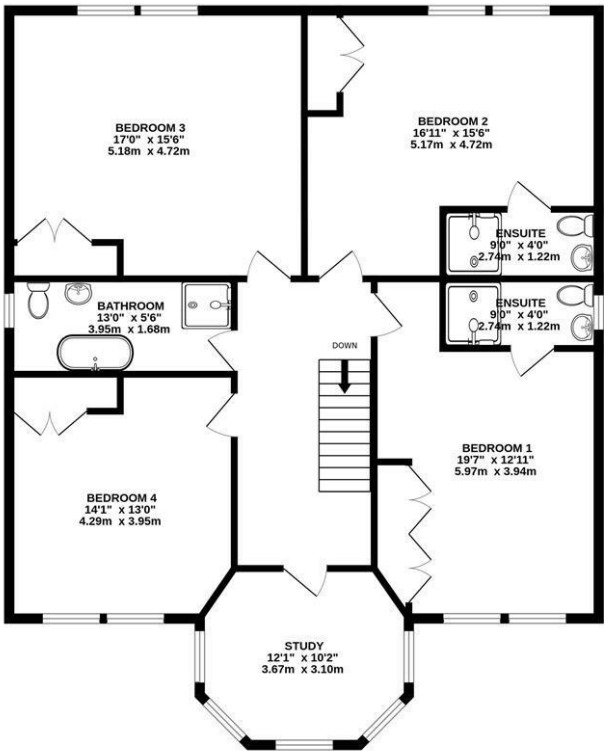


Floor Plan

GROUND FLOOR  
1270 sq.ft. (118.0 sq.m.) approx.



1ST FLOOR  
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA : 2539 sq.ft. (235.9 sq.m.) approx.

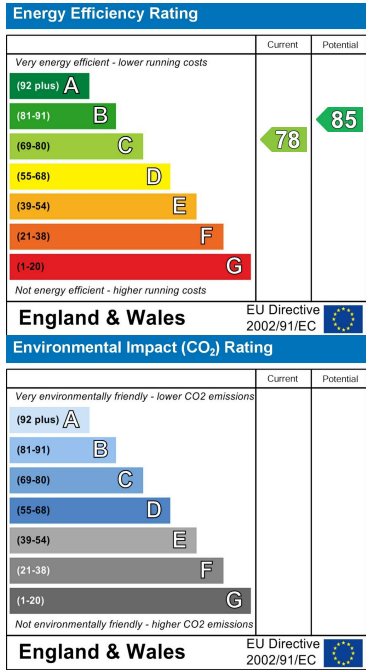
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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