



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. Set 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)

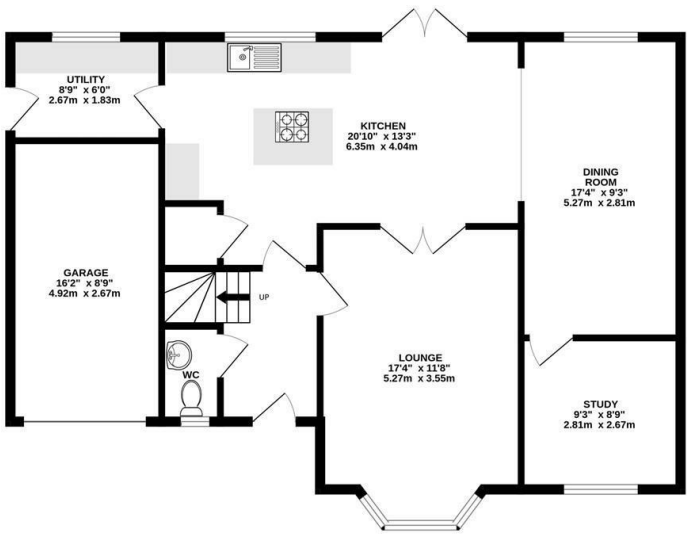


Outside

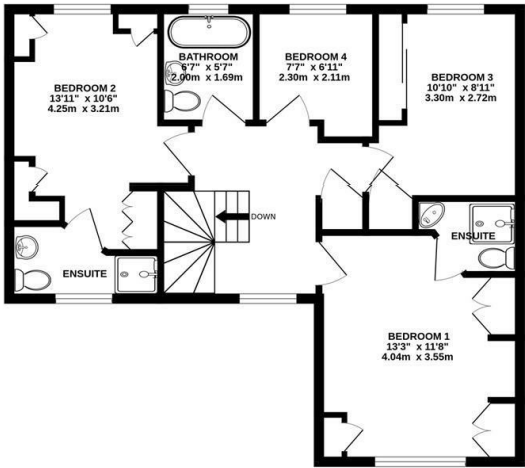


Floor Plan

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.

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.

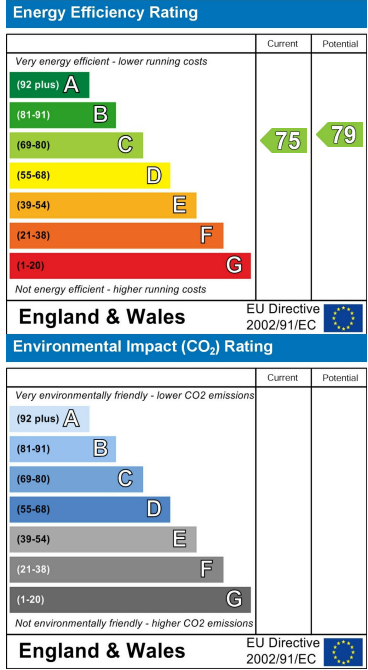
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Area Map



Energy Efficiency Graph



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