

# HUNTERS®

HERE TO GET *you* THERE



## Valewood

Bottesford, DN16 3RS

Offers In The Region Of £350,000



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Council Tax: F



# 6 Valewood

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## Front

Attractive front of the property, which has a large driveway, offering off road parking for several vehicles. The driveway leads to the double , integral garage - which benefits from electrics.

## Garden

Good sized, private garden to the rear of the property - which requires a degree of tlc. The garden benefits from a large patio seating area, with an area laid to lawn. The garden also benefits from a pond, with water feature, and a handy brick built garden room (2.94m x 4.83m).

## Kitchen / Diner

15'8" x 11'10" (4.79m x 3.62m)  
Fitted kitchen to the rear of the property, which has ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan, fridge / freezer, dishwasher and wine cooler. The kitchen has an external door accessing the garden.

## Lounge

12'9" x 19'7" (3.91m x 5.98m)  
Neutrally decorated, generously sized lounge to the rear aspect of the home, which has double doors accessing the garden.

## Dining Room

9'10" x 11'10" (3.01m x 3.62m)  
Second reception room to the rear of the bungalow - which is currently used as a dining room.

## Master Bedroom

11'10" x 14'9" (3.62m x 4.52m)  
Neutrally decorated bedroom, offering a great sized

space, benefiting from ample fitted storage and an en-suite bathroom.

## En-Suite

8'9" x 12'10" (2.69m x 3.93m)  
This amazing, modern en-suite, offers a fabulous space - with a neutral suite, with bath and corner shower - and fitted vanity area.

## Bedroom 2

11'10" x 11'10" (3.62m x 3.62m)  
Good sized double bedroom to the front of the property.

## Bedroom 3

11'10" x 9'10" (3.62m x 3.02m)  
Good sized third bedroom to the front aspect of the property.

## Shower Room

6'0" x 5'9" (1.84m x 1.77m)  
Modern shower room, with walk in shower.

## Study

6'7" x 6'0" (2.03m x 1.84m)

This attractive bungalow, which offers huge potential, briefly comprises; two good sized reception rooms, a fitted kitchen / diner, three bedrooms - the master of which has a stunning en-suite - a study, and a shower room. The home is set on a slightly elevated plot, with a large driveway, offering ample off road parking, leading to the double garage. To the rear of the property, there is a good sized, private garden - which has a patio seating area, pond and garden room.

This deceptively spacious home is located in the desirable area of Bottesford, close to local schools, amenities and bus routes. Nearby the property there is access to Bottesford Beck - which offers picturesque walks, ideal for families and dog walks. Viewing recommended!



## Road Map



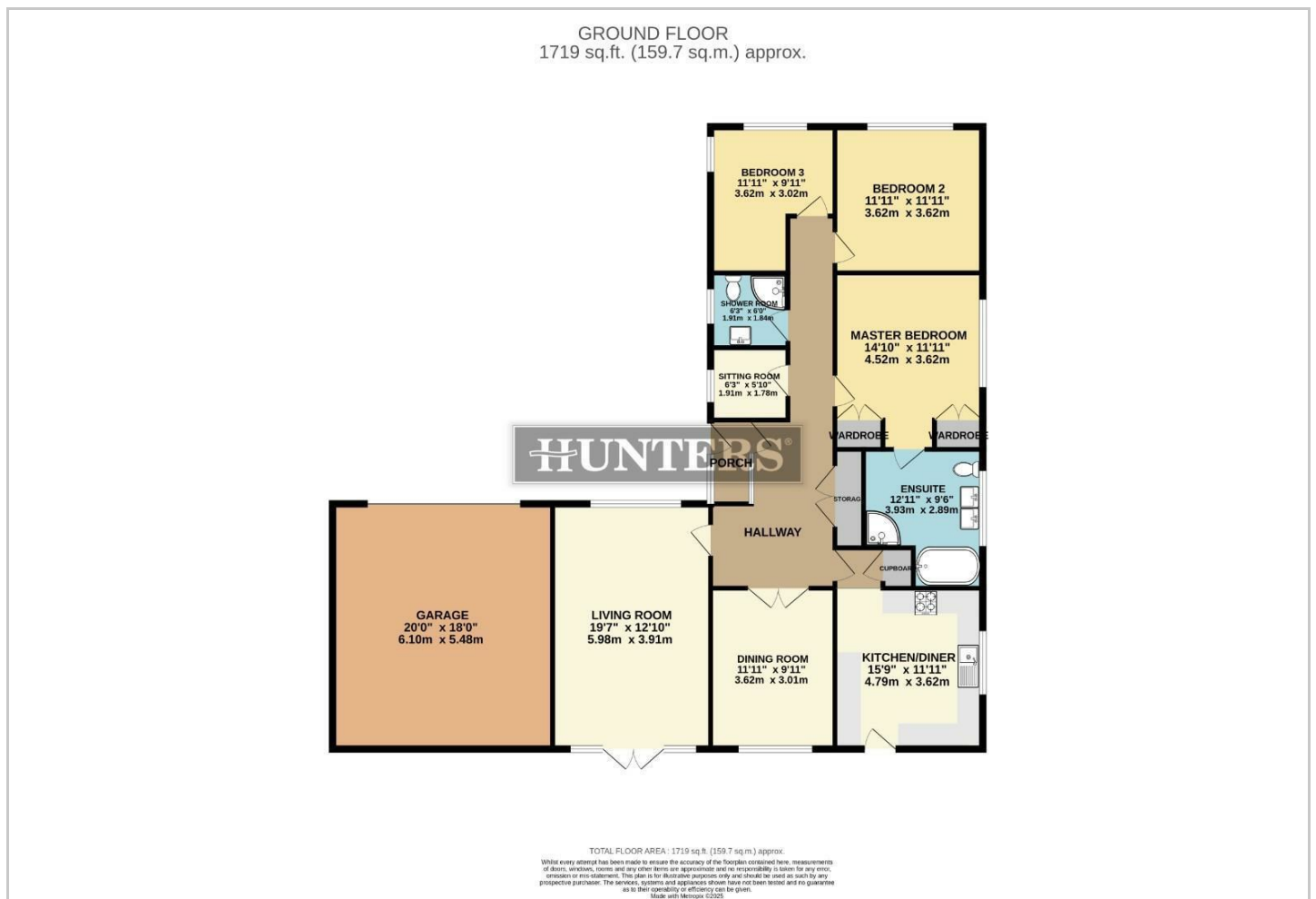
## Hybrid Map



## Terrain Map



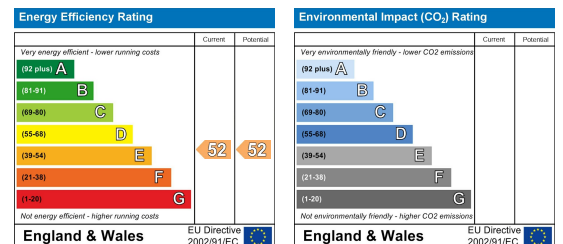
## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.