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the family estate agents

Auction Guide Price
£200,000

233 Scotter Road

Scunthorpe, North Lincolnshire, DN15 7EJ
3 Bedroom Detached House

EPC Rating: **D**



- ✓ OUTSTANDING DETACHED HOUSE
- ✓ 3 BEDROOMS
- ✓ NICELY UPGRADED/RE-FURBISHED
- ✓ SUPERB KITCHEN AND SHOWER ROOM
- ✓ BACKING ONTO WOODLAND
- ✓ NO UPWARD CHAIN/MUST BE VIEWED
- ✓ FOR SALE BY THE MODERN METHOD OF AUCTION, STARTING BID £200,000 PLUS RESERVATION FEE



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GROUND FLOOR

SPACIOUS FRONT RECEPTION HALL

With a handsome uPVC hermetically sealed double glazed period style entrance door with inset oval shaped coloured leaded light with inset rose above, hermetically sealed double glazed diamond shaped leaded top light and matching side light, traditional straight flight timber staircase with spell balustrading leads off to the first floor beneath which there being a low level storage cupboard, dado railing, coved moulding to the ceiling and leading off;



CLOAKROOM

Features a modern low flush WC suite in white, half tiled walls, fitted corner meter cupboard (gas and electricity), side uPVC hermetically sealed double glazed diamond shaped leaded window and ceramic tiled floor.

PLEASANT FRONT LOUNGE

Measures approx. 3.55m x 4.06m (11' 8" x 13' 4"). Including a front projecting west facing uPVC hermetically sealed double glazed diamond shaped leaded bay window, further window to the side, coved moulding and artex finish to the ceiling and light centre piece and a rustic brick built fireplace with polished mantle top, projecting quarry tiled hearth and a central coal effect gas fire set in a brick hearth.



REAR SITTING/DINING ROOM

Measures approx. 3.82m x 3.59m (12' 6" x 11' 9"). With polished hardwood herringbone patterned block flooring, side uPVC hermetically sealed double glazed diamond shaped leaded window, coved moulding to the ceiling, handsome fireplace featuring a mahogany style fire surround, tiled backing, projecting ceramic tiled hearth with coal effect electric fire and uPVC hermetically sealed double glazed diamond shaped leaded door leads through to;



CONSERVATORY

Measures approx. 3.74m x 3.42m (12' 3" x 11' 3"). With rear and side uPVC hermetically sealed double glazed windows, triple polycarbonate hipped and pitched roof, rear uPVC hermetically sealed double glazed double opening french doors and ceramic tiled floor.



SUPERB KITCHEN

Measures approx. 5.72m x 1.9m (18' 9" x 6' 3"). Being generously fitted with an excellent range of high and low level modern contemporary style fitted kitchen units with white gloss door fronts with brushed aluminum style handles and granite style fitted working top surfaces with an inset white porcelain single drainer sink unit with mixer tap block, incorporating the kitchen furniture there being a Candy 4-ring stainless steel hob with stainless steel extractor unit above, built in twin Neff ovens, inset wine rack, ceramic tiled flooring, rear and side uPVC double glazed windows (diamond shaped leaded) and matching side entrance door leads onto the driveway, coved moulding to the ceiling, fluorescent strip lighting, part tiled walls and concealed wall mounted Ideal Logic Plus Combination type gas fired central heating boiler.



FIRST FLOOR

LANDING

With side uPVC hermetically sealed double glazed diamond shaped leaded window, coved moulding to the ceiling, large access to the roof space, dado railing and leading off;



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FRONT DOUBLE BEDROOM 1

Measures approx. 3.66m x 4.17m (12' 0" x 13' 8"). With front hermetically sealed double glazed diamond shaped leaded bay window and coved moulding to the ceiling.

REAR DOUBLE BEDROOM 2

Measures approx. 3.65m x 3.84m (12' 0" x 12' 7"). With rear uPVC hermetically sealed double glazed diamond shaped leaded window enjoying a pleasant outlook onto woodland and coved moulding to the ceiling.

FRONT BEDROOM 3

Measures approx. 2.17m x 2m (7' 1" x 6' 7"). With front uPVC hermetically sealed double glazed diamond shaped leaded window and coved moulding to the ceiling.

VERY ATTRACTIVE CONTEMPORARY SHOWER ROOM

Measures approx. 1.96m x 2.1m (6' 5" x 6' 11"). Featuring a suite in white comprising a low flush WC suite, rectangular shaped fitted vanity wash hand basin with oak fronted vanity cupboard beneath, large walk in shower with glazed side screen, tray in white, heated towel rail/radiator in chrome, ceramic tiled floor, fully tiled walls and side uPVC double glazed diamond shaped leaded window.

GARAGE

Measures approx. 6.87m x 3.18m (22' 6" x 10' 5"). A large detached concrete sectional single garage with pebble dash render finish, front brick effect facade with up and over door, low pitched metal decked roof, light and power and fluorescent strip lighting.

GROUNDS

There are very pleasant gardens of a good size. The rear garden enjoys a pleasant outlook adjoining natural woodland (local golf course), the gardens are extensively laid out to lawn with shaped borders featuring a variety of shrubs, trees and bushes and there is a circular paved patio area and several garden sheds and greenhouse. There is an outside cold water service and to the south side of the property a concrete driveway leads onto the garage. To the front the garden is laid out to lawn with a number of shrubs and bushes and the front boundary features low cap brick walling.

SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a gas fired radiator system.

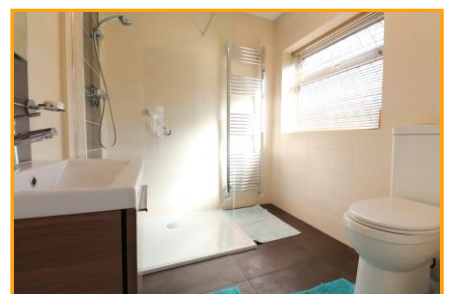
DOUBLE GLAZING

The property benefits from UPVC hermetically sealed double glazed windows and matching entrance doors.

**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.



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This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you.

Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.



Ground Floor



First Floor



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty.
Plan produced using PlanUp.



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