



## Wyvern Water Lane, Scunthorpe, DN15 9BA

£315,000

Positioned on an elevated plot this three bedroom detached bungalow located in the popular rural village of West Halton.

Inside the property there is an open plan kitchen diner leading to the lounge with vaulted ceiling. Three bedrooms, a spacious ensuite to the master and a further family bathroom. Outside the property has generous garden space with trees and shrubs and separate patio area, off road parking for multiple vehicles and a detached garage. Available for viewings now please call to book your appointment.



Entrance Hall

Kitchen Diner 12'6" x 19'4" (3.83 x 5.90)



Utility 23'0" x 6'4" (7.02 x 1.95)

Lounge 11'0" x 18'6" (3.37 x 5.66)



Bedroom One 11'8" x 14'11" (3.57 x 4.55)



En suite 9'8" x 7'7" (2.97 x 2.33)



Bedroom Two 11'4" x 10'11" (3.47 x 3.33)

Bedroom Three / Study 9'8" x 6'10" (2.95 x 2.10)

Family Bathroom 9'6" x 9'7" (2.92 x 2.94)



Outside

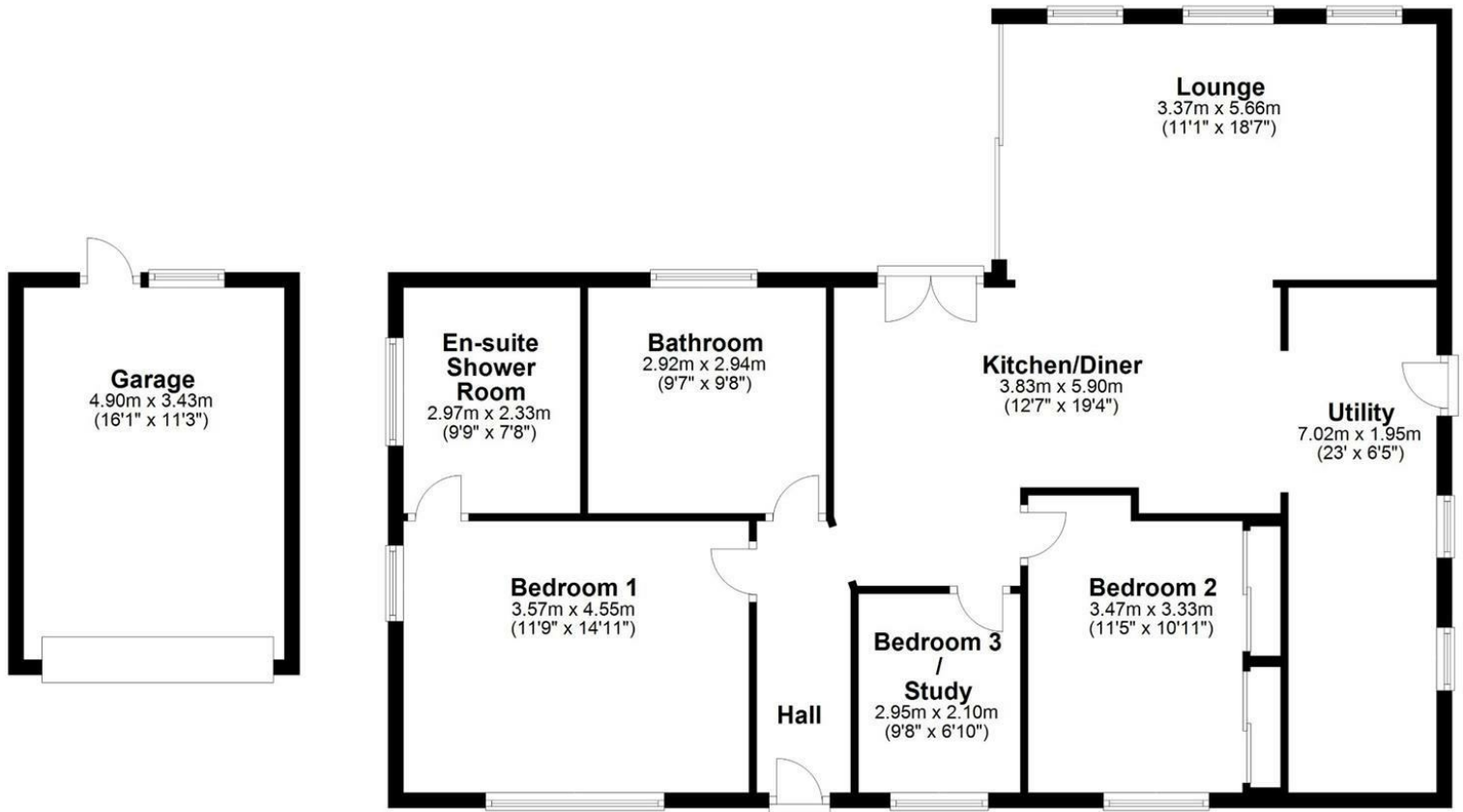


Detached Garage 16'0" x 11'3" (4.90 x 3.43)



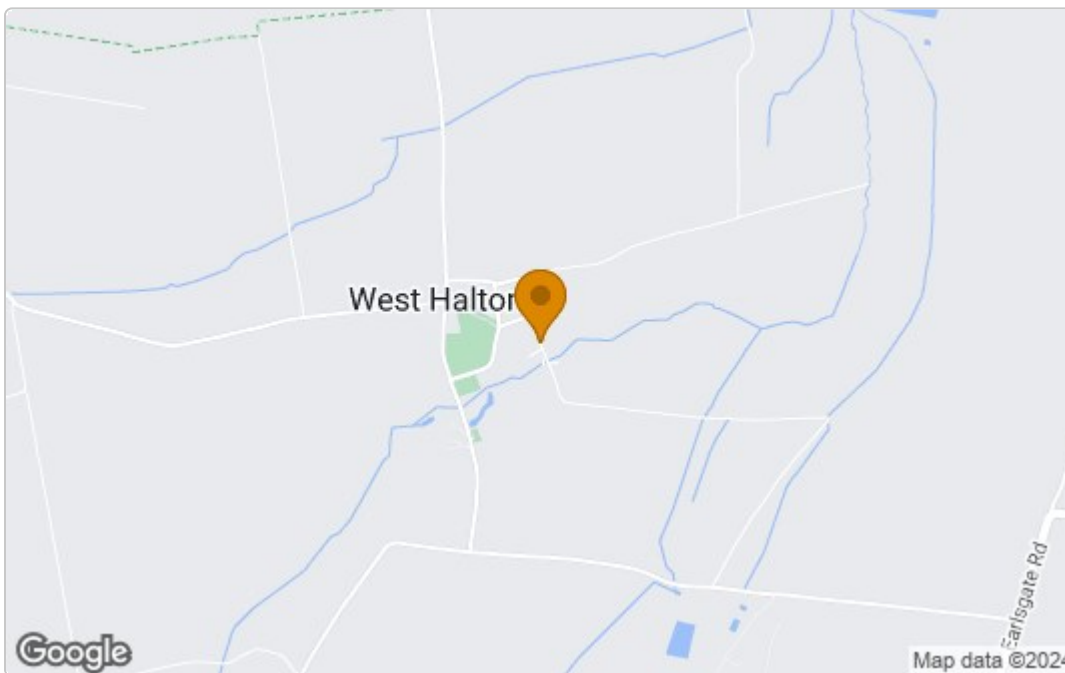
### Ground Floor

Approx. 127.2 sq. metres (1369.6 sq. feet)

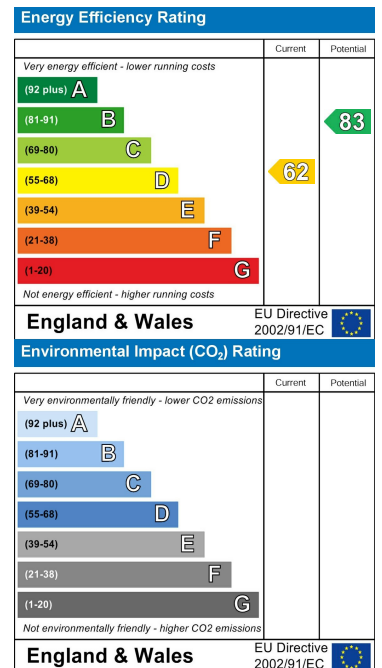


Total area: approx. 127.2 sq. metres (1369.6 sq. feet)

### Area Map



### Energy Efficiency Graph



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