



41 High Street, Scunthorpe, DN15 9DG

£595,000

Opportunities like this are quite rare, sat in the heart of Burton upon Stather on a 0.84acre plot with elevated views over towards the River Trent and Burton hills, we have this greatly extended character home that in parts dates back to the 1600s. The home itself is a lovely blend of features, quirks and fantastic family spaces, including the much more recent extension at the rear providing views down the vast garden and is setup as a games room/entertaining space that opens up to the garden in warmer months. Throughout the house we have multiple reception rooms, five bedrooms, two bathrooms and is flexible for families to use as they wish. Outside we have parking, a large double garage, lawned and secure gardens with multiple seating areas too. Viewings are available by appointment, please contact us for more information.

Entrance Hall



Dining Room 14'11" x 12'11" (4.57 x 3.94)



Lounge 21'1" x 19'1" (6.43 x 5.82)



Downstairs W.C.

Study 10'0" x 5'10" (3.05 x 1.78)

Landing

Bedroom One 21'1" x 18'9" (6.43 x 5.74)



Entertaining Room 19'1" x 14'11" (5.84 x 4.57)



En Suite



Kitchen 22'0" x 8'11" (6.73 x 2.72)



Utility

Sitting Room 16'11" x 14'11" (5.16 x 4.57)



Mezzanine



Bedroom Two 14'11" x 13'10" (4.57 x 4.22)



Family Bathroom



Bedroom Three 15'3" x 12'11" (4.65 x 3.96)



Parking



Bedroom Four 13'10" x 9'4" (4.24 x 2.87)



Garage 27'1" x 17'3" (8.28 x 5.26)



Bedroom Five 9'6" x 7'4" (2.92 x 2.24)

Gardens



Additional Photographs

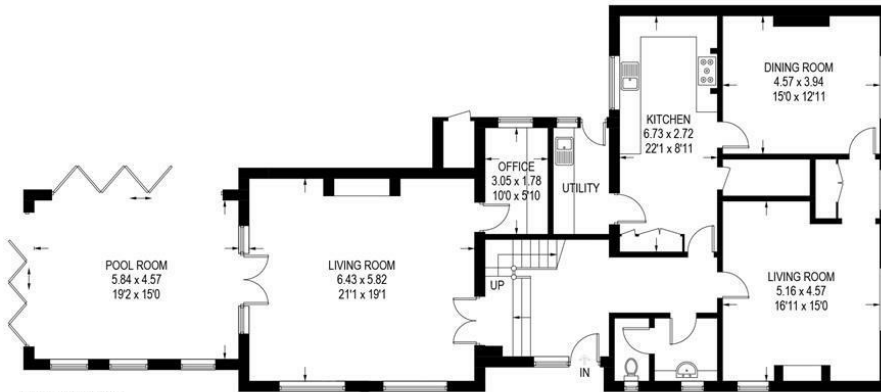


# 41 HIGH STREET

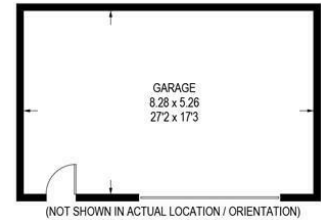
APPROXIMATE GROSS INTERNAL AREA = 317.9 SQ M / 3422 SQ FT  
 GARAGE = 43.6 SQ M / 469 SQ FT  
 TOTAL = 361.5 SQ M / 3891 SQ FT (EXCLUDING VOIDS)



FIRST FLOOR  
 144.3 SQ M / 1553 SQ FT (EXCLUDING VOIDS)



GROUND FLOOR  
 173.6 SQ M / 1869 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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