



28 Low Burgage, Scunthorpe, DN15 9PF

£325,000

This is a home that comes with huge potential on a superb private plot in the sought after village on Winterringham. The extension is to be finished and this will create a stunning and spacious family home once finished and incorporated into the existing home. Currently three bedrooms, two reception rooms, a kitchen, lounge and bathroom with great outlooks at the rear. The next owner has options with the internal layout but we expect the future value of a finished build to be around £400,000, possibly more depending on the finish. Viewings are available by appointment and we are happy to answer any questions you may have.



Entrance

Kitchen 9'11" x 11'5" (3.04 x 3.48)

Dining room 8'10" x 12'5" (2.71 x 3.79)



Bedroom three



Unfinished extension 7'5" x 20'7" (2.28 x 6.28 )

Lounge 12'11" x 19'11" (3.96 x 6.08)



Bathroom 7'7" x 12'11" (2.32 x 3.96)

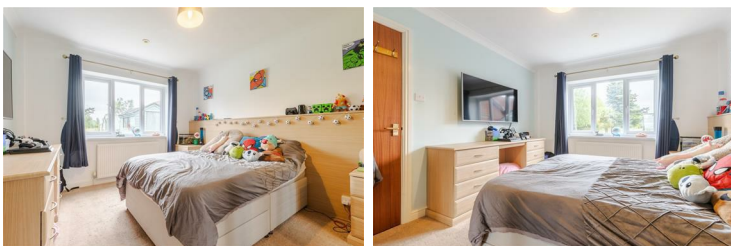


Unfinished extension 18'8" x 19'11" (5.70 x 6.08)

Bedroom one 13'6" x 10'7" (4.13 x 3.23)



Bedroom two



Outside



Additional outside

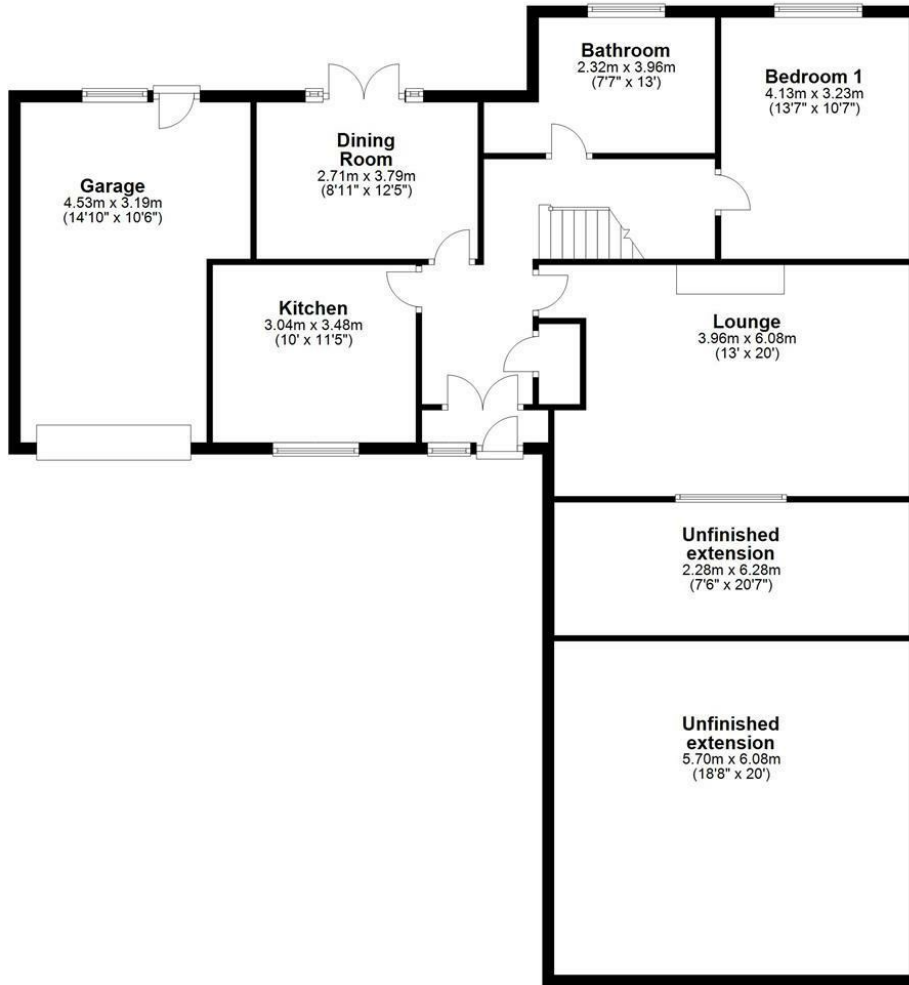


Garage 14'10" x 10'5" (4.53 x 3.19)

# Floor Plan

## Ground Floor

Approx. 148.9 sq. metres (1602.6 sq. feet)

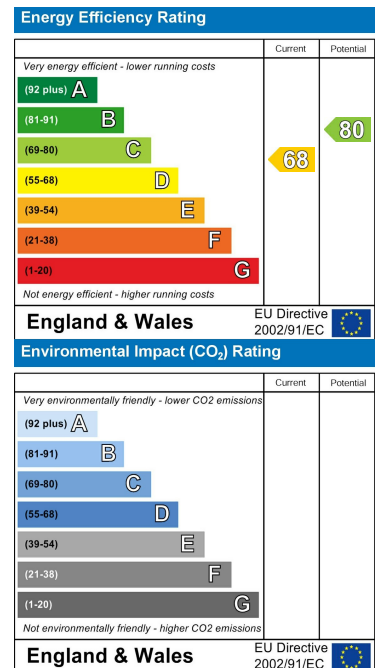


Total area: approx. 227.3 sq. metres (2446.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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