



74c Burringham Road, Scunthorpe, DN17 2DE

£165,000

Ideal young family home on the edge of Ashby, sat well back from the road with ample parking, a generous and private south facing rear garden, together with the traditionally built three bed semi that has great room sizes. Presented well with mostly neutral decor and the layout is good, with a front to back lounge, dining room adjacent to the modern kitchen, then upstairs three good size bedrooms, lots of fitted storage, a modern bathroom and separate w.c. Viewings are available by appointment, if you're a first time buyer and would like mortgage advice please get in touch.

Entrance Hall

Lounge 18'1" x 9'9" (5.53 x 2.98)



Dining Room 10'8" x 9'6" (3.26 x 2.90)



Kitchen 14'2" x 9'1" (4.34 x 2.77)

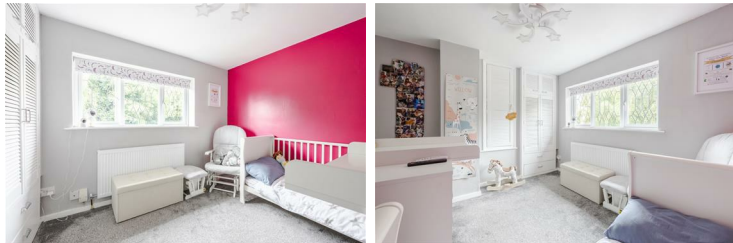


Landing

Bedroom One 12'3" x 12'2" (3.75 x 3.73)



Bedroom Two 9'9" x 8'10" (2.98 x 2.71)



Bedroom Three 8'11" x 7'3" (2.72 x 2.22)



Bathroom 6'3" x 5'7" (1.93 x 1.72)



W.C.

Outside Front

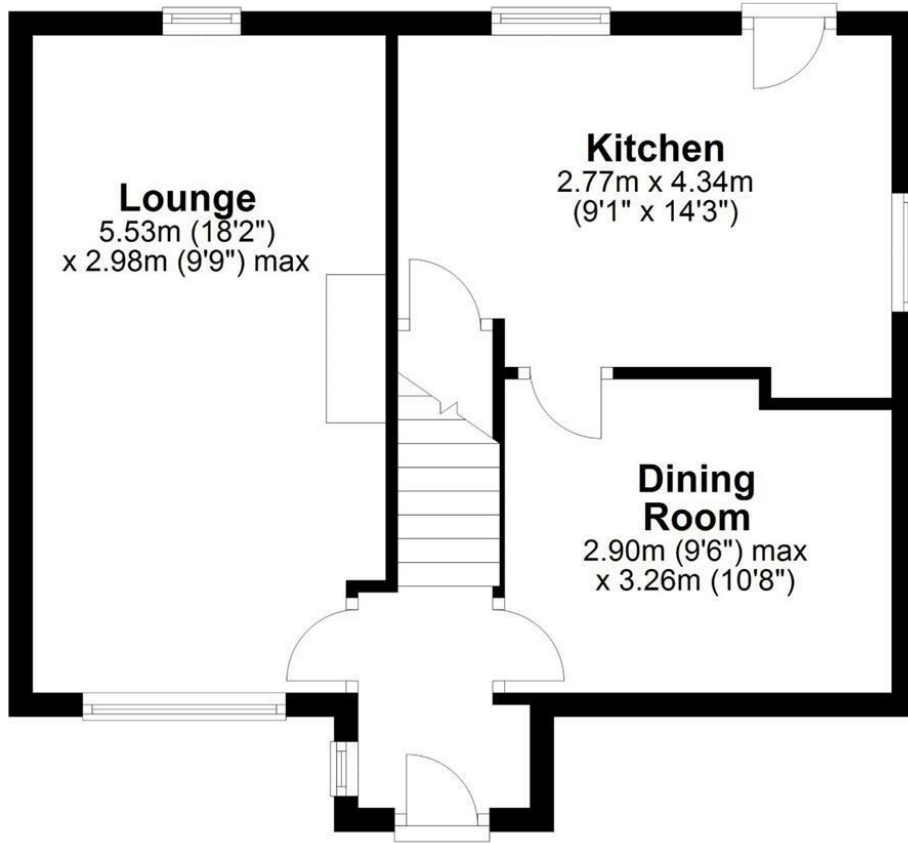


Outside Rear



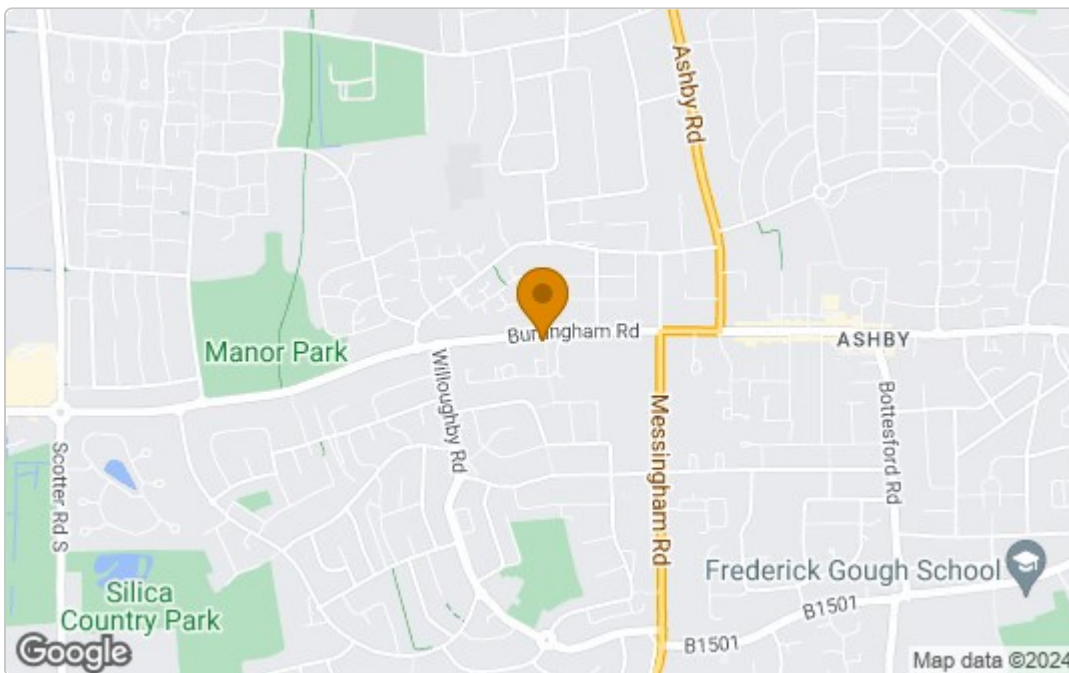
## Ground Floor

Approx. 42.2 sq. metres (454.7 sq. feet)

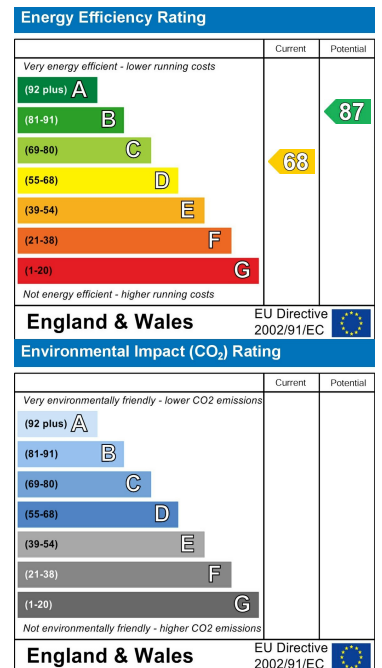


Total area: approx. 83.1 sq. metres (894.6 sq. feet)

### Area Map



### Energy Efficiency Graph



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