7 Hawthorne Way, Scunthorpe, DN17 3HA

£269,950

Located in the village of Althorpe is this four bedroom detached family home. Downstairs there is an entrance hall, a kitchen, two reception rooms, and a spacious conservatory overlooking the rear garden. Upstairs there are four double bedrooms two of which have en suite bathrooms and a further family bathroom. Outside there is a garden laid with turf, patio area and two seating areas one which is undercover. To the front of the property there is off road parking and an integral garage. Available for viewings now please call the office to book your appointment.

Entrance hall

Lounge

Dining room

Kitchen

Conservatory

Landing

Bedroom one

En suite

Bedroom two

En suite

Bedroom three

Bedroom four

Bathroom

Garage

Outside

Floor Plan

GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.
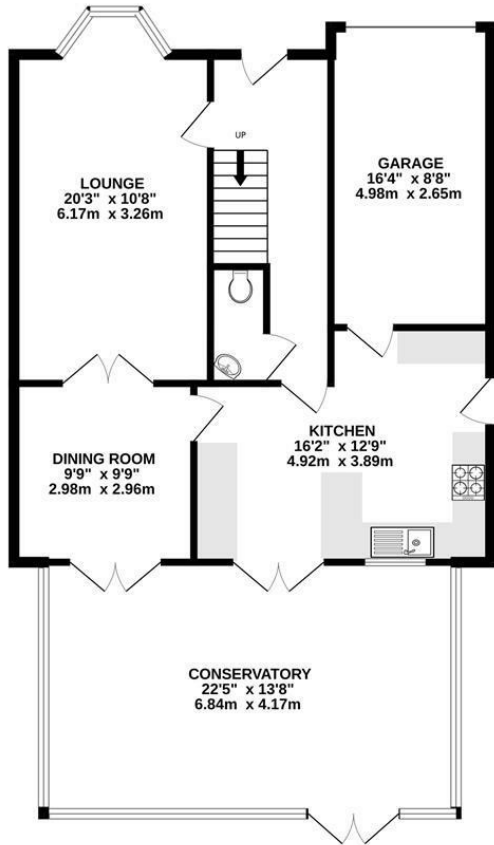
1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.

LOUNGE
20'3" x 10'8"
6.17m x 3.26m

UP

GARAGE
16'4" x 8'8"
4.98m x 2.65m

DINING ROOM
9'9" x 9'9"
2.98m x 2.96m

KITCHEN
16'2" x 12'9"
4.92m x 3.89m

CONSERVATORY
22'5" x 13'8"
6.84m x 4.17m

BEDROOM 1
16'4" x 10'8"
4.98m x 3.26m

BEDROOM 2
14'10" x 11'10"
4.53m x 3.60m

LANDING

DOWN

BEDROOM 3
11'7" x 9'9"
3.54m x 2.98m
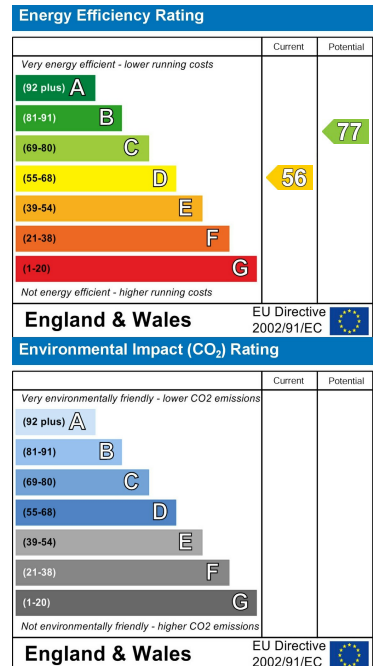
BATHROOM

BEDROOM 4
9'2" x 8'8"
2.79m x 2.65m
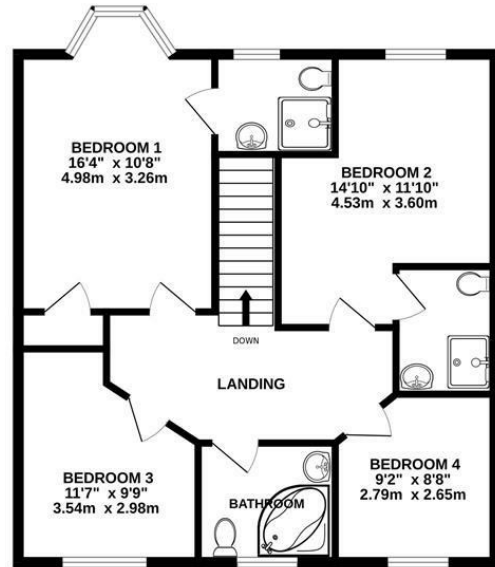
TOTAL FLOOR AREA : 1772 sq.ft. (164.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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