



300 Ashby Road, Scunthorpe, DN16 2RS

£200,000

Impressively extended and upgraded, this home has a first floor extension across the back with bi folding doors and then a loft conversion amongst other changes. This is incredible value for money for the space on offer, with three bedrooms, an en suite on the main bedroom, a family bathroom, Downstairs W.C., and a superb open plan living kitchen diner. It has a huge island, plenty of space for any family and the doors leading out to the garden. There is also a tandem length garage at the bottom of the garden too. Neutrally decorated throughout and ready to move into. Available for viewings please call the office to book your appointment.

Entrance hall



Landing



Open plan kitchen 24'3" x 18'8" (7.40 x 5.71)



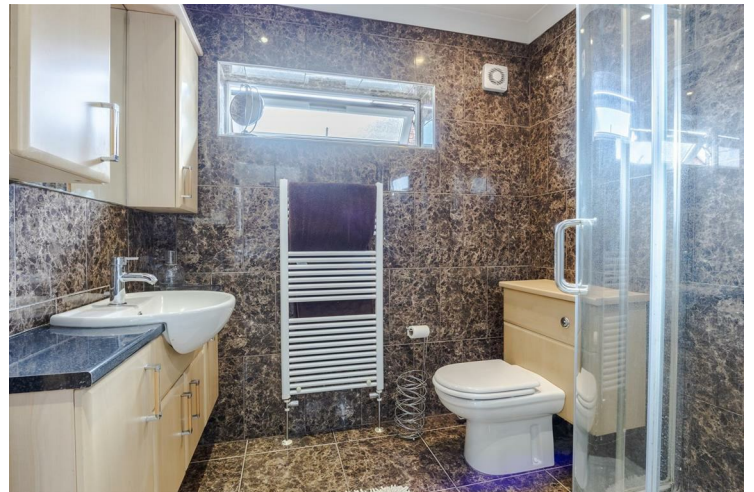
Bedroom one 13'3" x 11'10" (4.04 x 3.62)



Additional kitchen photos



En suite



Lounge 14'10" x 11'10" (4.54 x 3.62)



Downstairs w.c.

Bedroom two 11'10" x 10'6" (3.62 x 3.22)



Family bathroom



Bedroom three (loft) 11'10" x 8'10" (3.62 x 2.71)



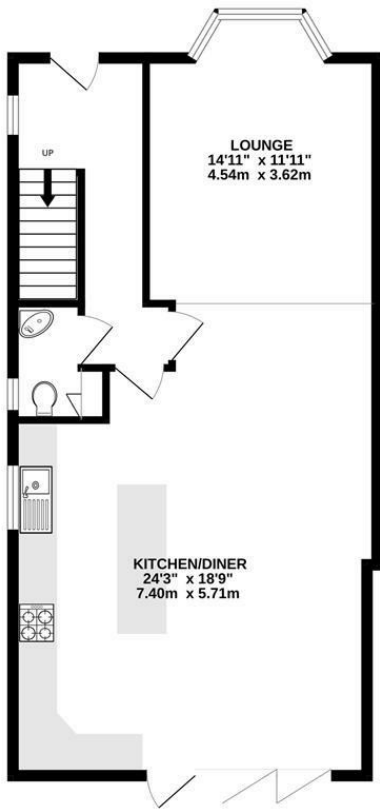
Outside



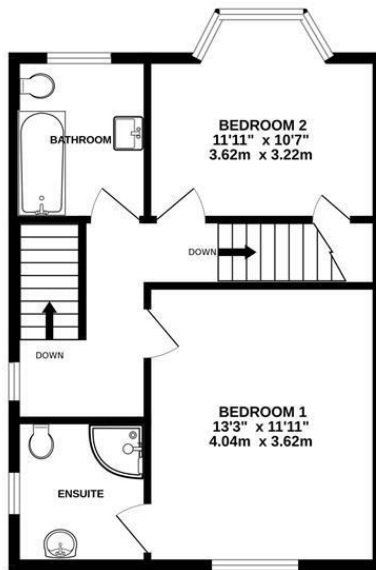
Garage

Floor Plan

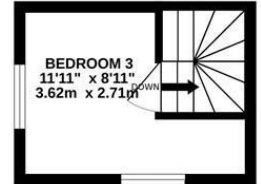
GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR
106 sq.ft. (9.8 sq.m.) approx.

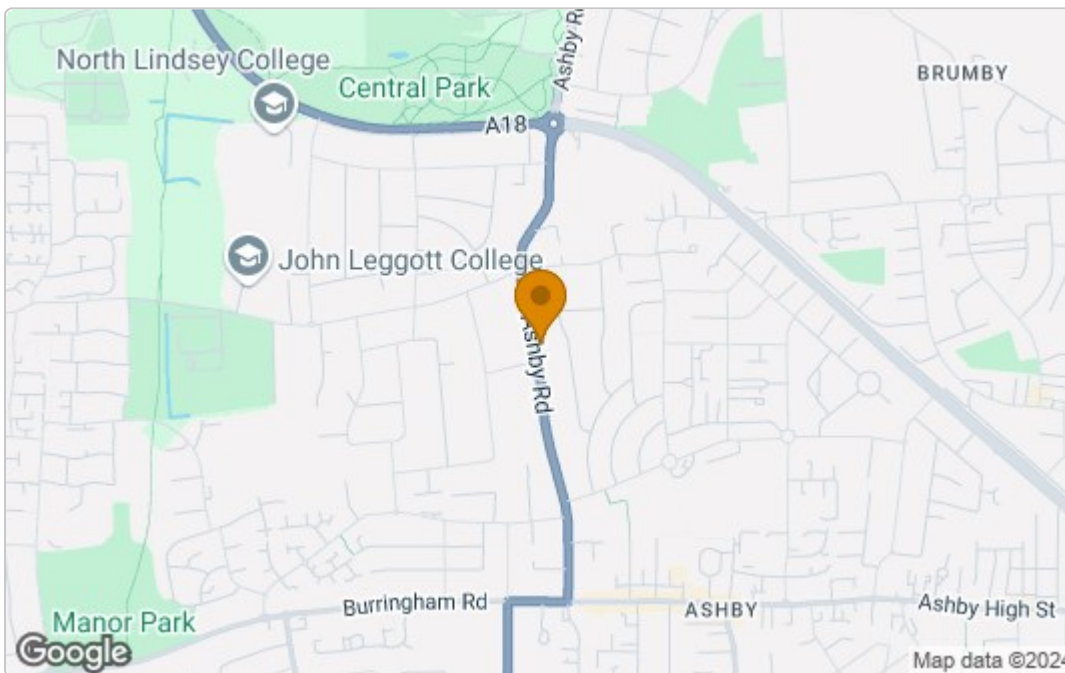


TOTAL FLOOR AREA : 1305 sq.ft. (121.3 sq.m.) approx.

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			79
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			

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