



## 15 Leonard Crescent, Scunthorpe, DN15 7BG

£240,000

A traditional double bay fronted detached family home. The current owners have made a host of upgrades as well as in keeping with some of the houses original features. Sat on a really great plot and close to amenities the property consists of a lovely entrance hall, two reception rooms with fireplaces, a modern kitchen, sun room, shower room and utility. Upstairs there are three bedrooms and a family bathroom. Outside there's plenty of off road parking at the front and the driveway extends down the side of the property to the rear where there's a detached garage and great size rear garden. Viewings are available by appointment, please get in touch to book yours.



Entrance hall



Utility 4'6" x 7'3" (1.39 x 2.22)



Lounge 11'8" x 12'11" (3.57 x 3.94)



Shower room 3'9" x 5'11" (1.16 x 1.81)



Kitchen diner 17'3" x 17'5" (5.28 x 5.31)



Sun room 5'11" x 7'1" (1.82 x 2.17)



Landing

Bedroom one 11'9" x 12'11" (3.60 x 3.94)



Bedroom two 12'7" x 10'11" (3.85 x 3.33)



Bedroom three 8'11" x 7'1" (2.73 x 2.17)



Family bathroom 8'0" x 6'0" (2.46 x 1.83)



Garage 17'0" x 9'3" (5.19 x 2.82)

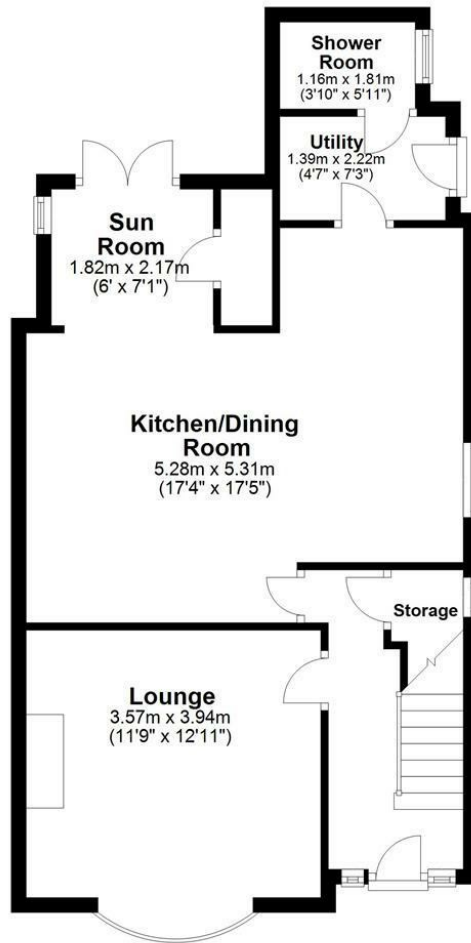
Outside





# Floor Plan

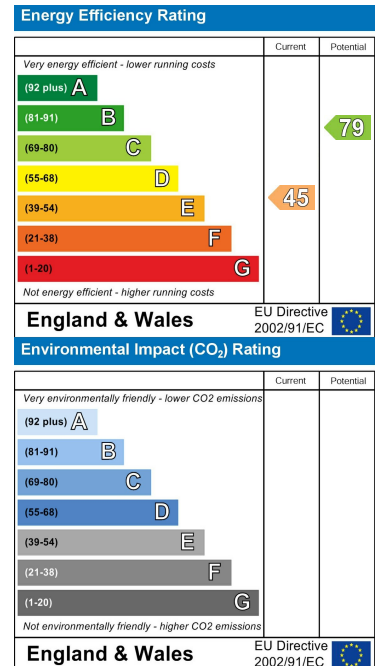
Approx. 56.2 sq. metres (604.8 sq. feet)



# Area Map



# Energy Efficiency Graph



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