



**34 West End, Scunthorpe, DN15 9NS**

**£340,000**

Sit on a superb plot with lovely open views to the rear is this four bedroom detached family home in the ever popular village of Winterringham. The property downstairs comprises of an entrance hall, lounge, kitchen breakfast room, separate dining room leading on to the conservatory looking over the rear garden. There is also a utility off the kitchen and a W.C. Upstairs are four bedrooms, three of which a great doubles and a well proportioned single and a family bathroom with separate W.C. Outside there is a lovely great size garden making the most of those views with a lawned area and a raised patio area with an undercover area for seating. There is also off road parking for multiple vehicles, a double garage and workshop. Available for viewings now please call the office to book your appointment.



Entrance

Lounge 16'5" x 12'11" (5.02 x 3.95)



Kitchen breakfast room 12'11" x 12'11" (3.96 x 3.95)



Dining room 11'0" x 9'11" (3.36 x 3.04)

Utility 12'3" x 7'6" (3.74 x 2.29)

W.C.

Conservatory 16'2" x 10'0" (4.95 x 3.05)



Landing

Bedroom one 12'11" x 10'9" (3.95 x 3.29)



Bedroom two 11'1" x 9'8" (3.40 x 2.95)



Bedroom three 9'11" x 9'8" (3.04 x 2.95)



Bedroom four 8'8" x 8'2" (2.65 x 2.49)

Bathroom 8'10" x 7'11" (2.71 x 2.42)



Upstairs W.C.

Double garage 21'3" x 18'0" (6.50 x 5.50)

Workshop 19'6" x 14'1" (5.95 x 4.30)

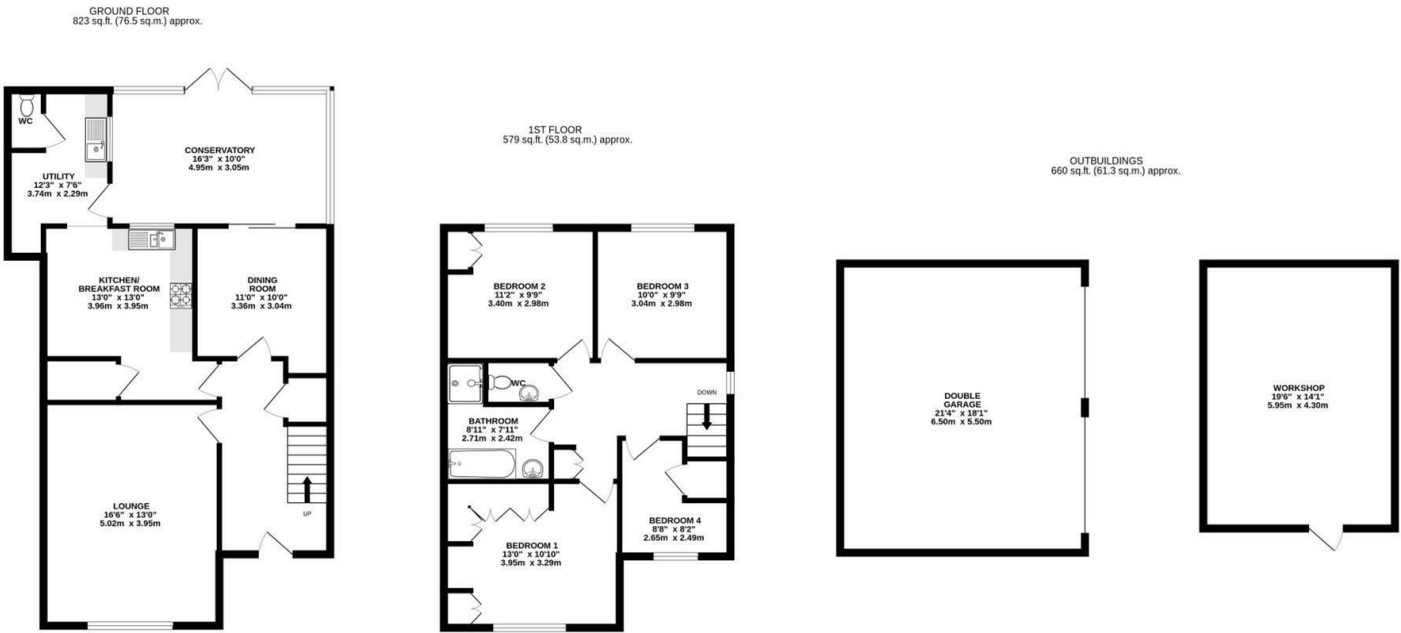
Outside



Additional photos



Floor Plan



TOTAL FLOOR AREA : 2063 sq.ft. (191.6 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.

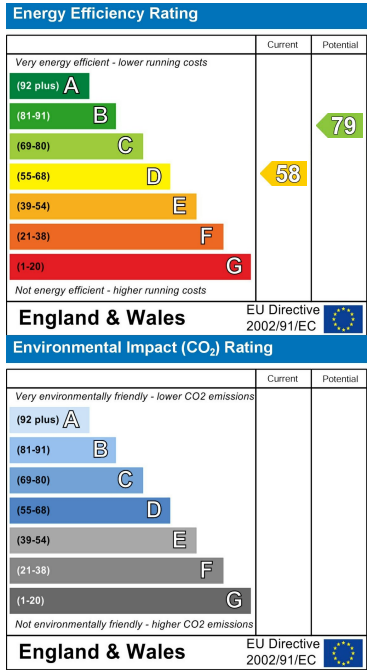
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Area Map



Energy Efficiency Graph



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