



**87 Kingsway, Scunthorpe, DN15 7ER**

**£399,950**

On the sought after road of Kingsway we have this 1950s detached family home on a superb plot. With south facing gardens at the back and a large frontage setting it back from the road side, these homes are rare to the market and popular for the position alone.

Inside the house has been loved and well looked after, is immaculately presented and has had upgrades over the current owners tenure here. A modern bathroom and an open plan kitchen have been added, in addition to lovely decor throughout. The ground floor also has three reception rooms including the conservatory overlooking the garden, a utility room, downstairs W.C. and storage throughout. Upstairs there are three good size double bedrooms.

Outside we have great gardens, secure and private at the back with a drive through garage giving storage and security and leading to the further detached double garage and workshop at the back. Viewings are by appointment, please contact us to book or for further information.



Dining Room 18'11" x 10'0" (5.77 x 3.05)



Utility Room 14'1" x 7'1" (4.30 x 2.16)



Lounge 13'10" x 11'11" (4.22 x 3.65)



Garage 15'7" x 7'11" (4.75 x 2.42)

Downstairs W.C.

First Floor Landing



Living Area 11'11" x 11'10" (3.65 x 3.61)

Kitchen 11'9" x 9'1" (3.60 x 2.79)



Bedroom One 13'9" x 11'11" (4.20 x 3.65)



Conservatory 16'2" x 12'4" (4.95 x 3.77)



Bedroom Two 11'11" x 11'10" (3.65 x 3.62)





Bedroom Three 10'4" x 10'0" (3.17 x 3.05)



Bathroom 9'1" x 7'7" (2.79 x 2.33)



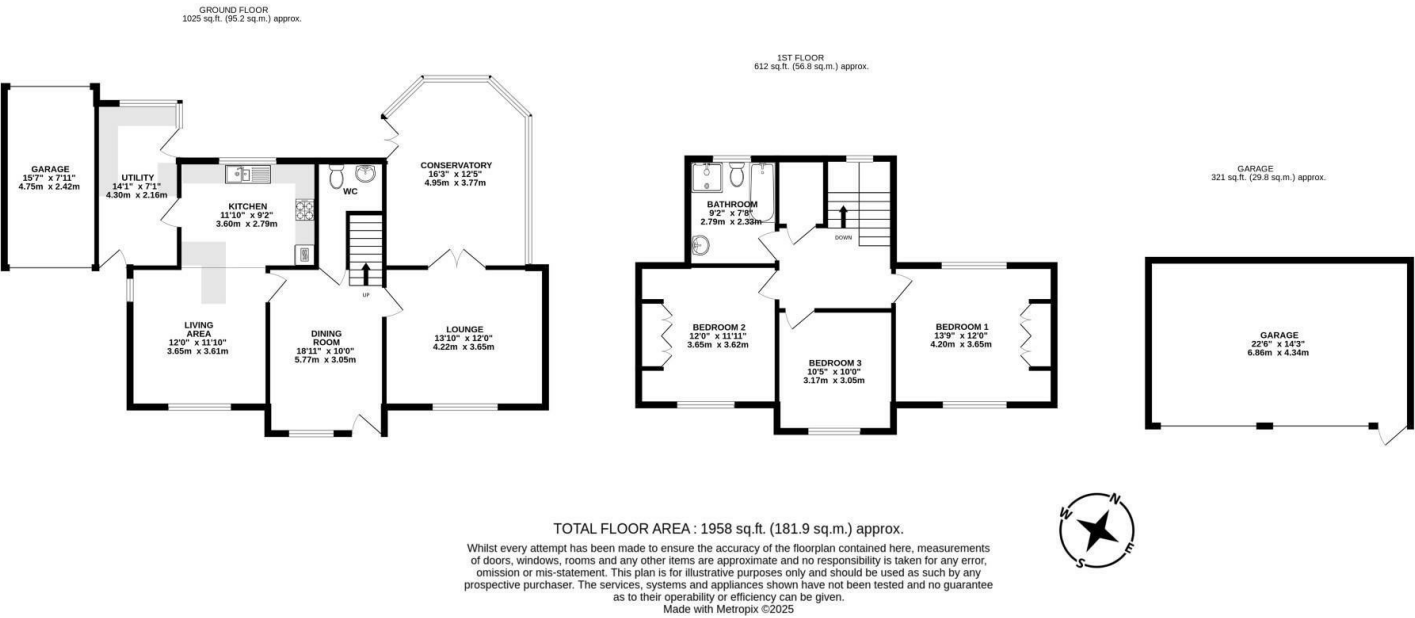
Outside



Double Garage and Workshop



Floor Plan



GARAGE

321 sq.ft. (29.8 sq.m.) approx.

GARAGE

22'5" x 14'3"

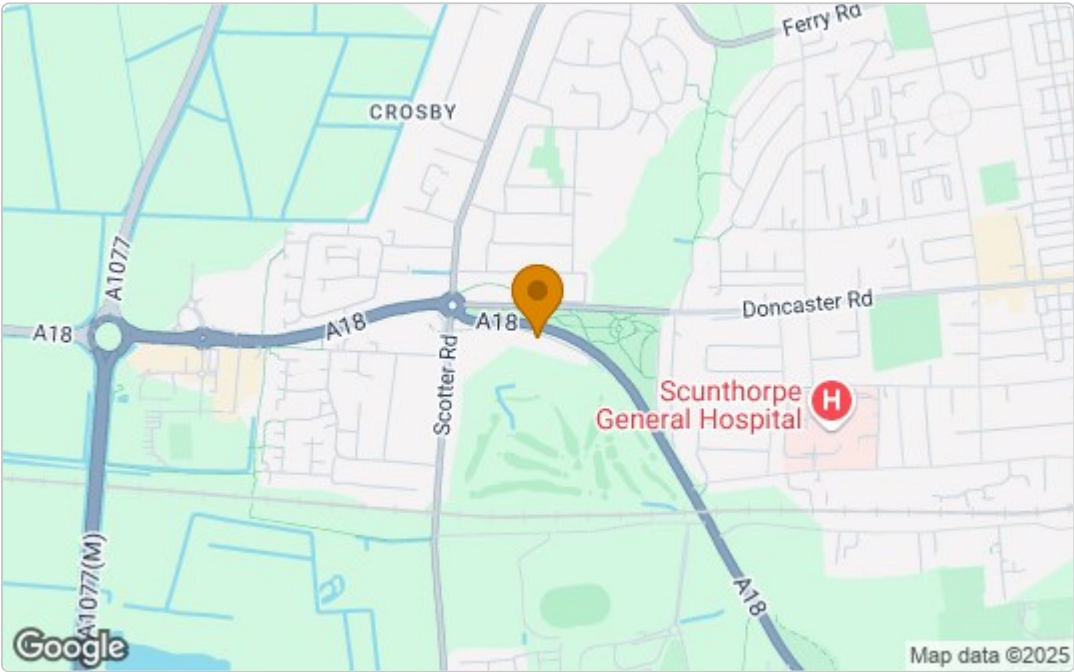
6.86m x 4.34m

TOTAL FLOOR AREA : 1958 sq.ft. (181.9 sq.m.) approx.

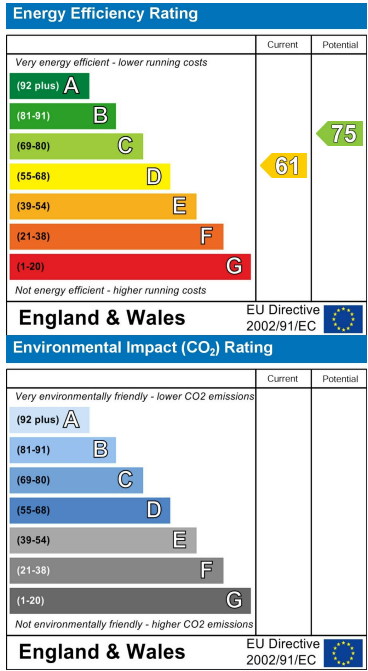
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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