



**38 Marsden Drive, Scunthorpe, DN15 8AH**

**£325,000**

Easily one of the best homes you could buy in this price range, it's so incredibly well done and heavily extended at the back. It has the kind of space every family wants, a huge open plan kitchen perfect for entertaining with bi-folding doors to the garden. In addition there are three other reception rooms, four bedrooms, two bathrooms, a downstairs w.c. and a private garden with a brick built bar at the bottom. One the most well rounded family homes available in our opinion, sat in the popular Berkeley area of Scunthorpe.

Viewings are strictly by appointment, please contact us for more information or to book in.



Entrance Hall



Dining Area 15'7" x 12'7" (4.75 x 3.85)



Lounge 16'8" x 12'2" (5.10 x 3.71)



Office 14'10" x 12'9" (4.53 x 3.90)

W.C.

Landing

Bedroom One 12'4" x 10'11" (3.78 x 3.35)



Sitting Room 11'0" x 8'11" (3.36 x 2.72)



En-suite



Open Plan Kitchen 18'5" x 14'4" (5.62 x 4.38)



Bedroom Two 12'2" x 11'0" (3.73 x 3.36)



Bathroom 8'9" x 7'5" (2.69 x 2.27)



Garden Room 13'4" x 9'4" (4.08 x 2.85 )



Garage 13'3" x 12'9" (4.06 x 3.90)

Outside



Bedroom Three 13'3" x 10'11" (4.04 x 3.35)

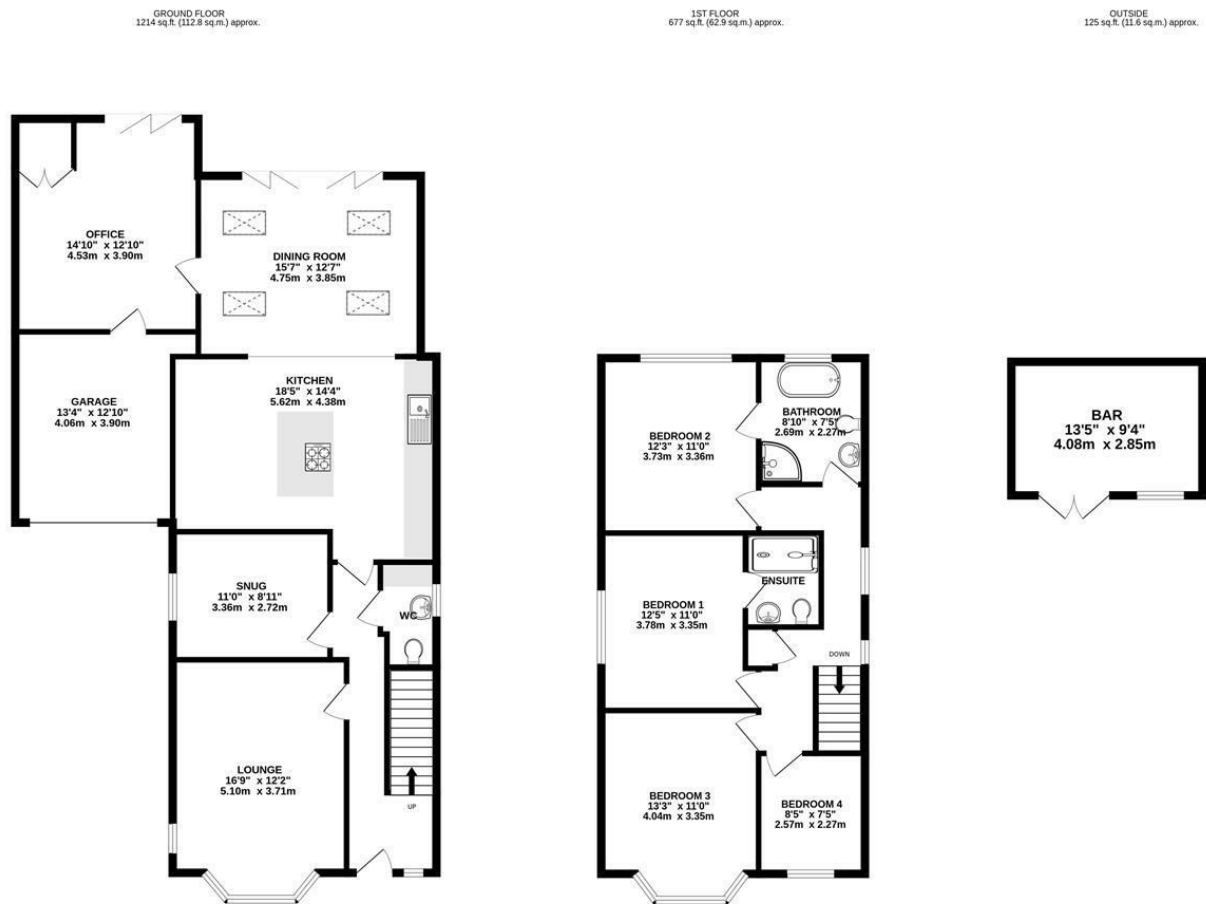


Bedroom Four 8'5" x 7'5" (2.57 x 2.27)





Floor Plan

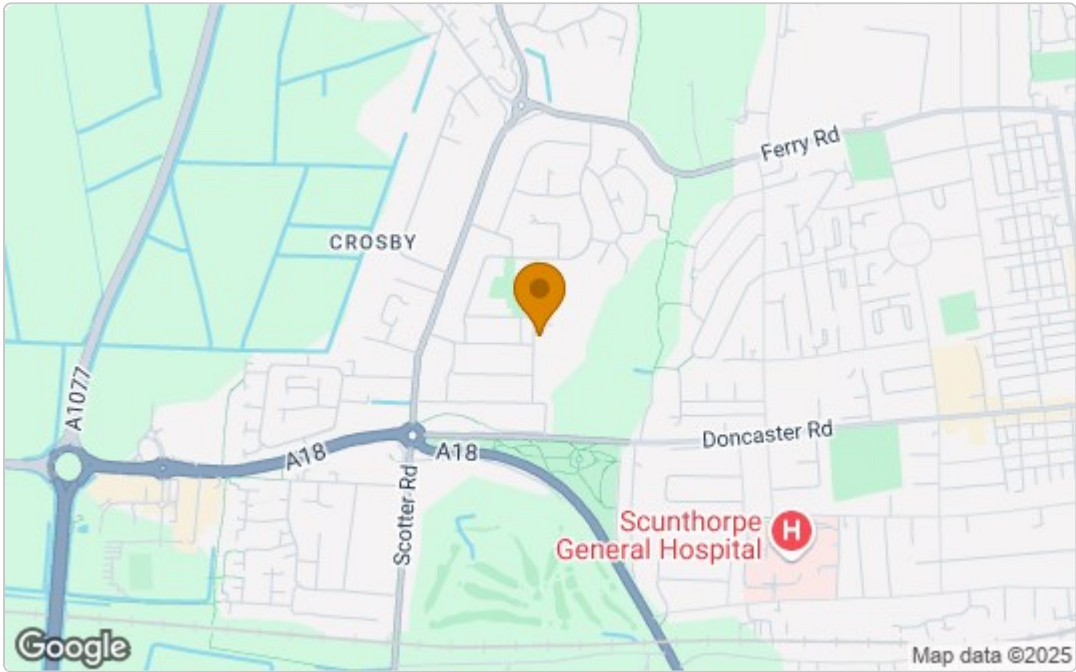


TOTAL FLOOR AREA: 2015 sq.ft. (187.2 sq.m.) approx.

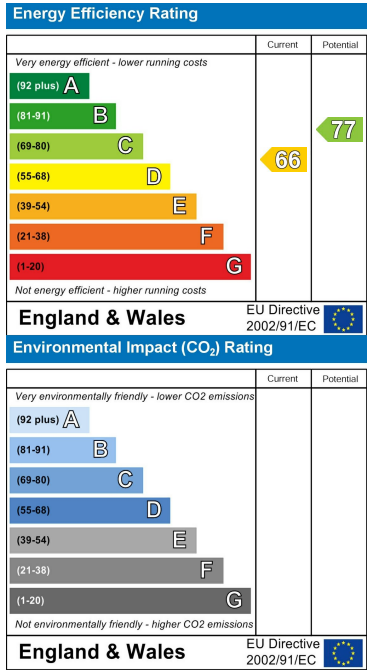
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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