



13 Timberland, Scunthorpe, DN16 3QA

£200,000

Situated in the ever popular Timberland area of Bottesford, this three double bed semi detached house has been refurbished and neutrally decorated throughout and it sits in great school catchment areas. It's also deceiving in size, with really generous rooms sizes, all the bedrooms are doubles and there's a family bathroom as well as an en suite on the main bedroom. Rare on a house in this price range.

The ground floor comprises of an entrance hall, upgraded contemporary kitchen with breakfast bar, utility room, good size lounge diner and a downstairs W.C.. Upstairs there are three double bedrooms, one with an en suite and modern family bathroom, whilst outside there is a rear lawned garden with patio area. The property also benefits from a separate detached garage and off road parking for a couple of cars.

Viewings are available now, to book in for one give us a call!



Entrance Hall



En Suite 5'9" x 6'2" (1.77 x 1.90)



Lounge/Diner 11'7" x 18'6" (3.54 x 5.66)



Bedroom Two 11'8" x 9'11" (3.57 x 3.03)



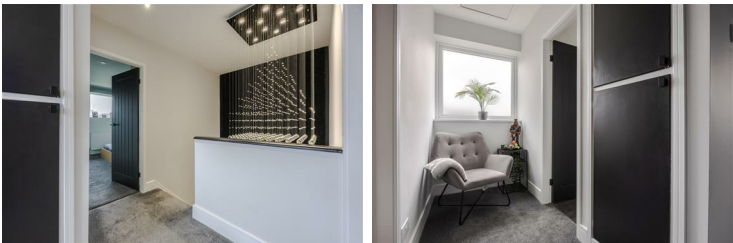
Kitchen 11'7" x 11'8" (3.54 x 3.57)



Utility Room 8'3" x 6'5" (2.53 x 1.97)

Downstairs W.C.

First Floor Landing



Bedroom Three 11'8" x 8'3" (3.57 x 2.52)



Bedroom One 11'9" x 11'9" (3.59 x 3.60)



Family Bathroom 6'4" x 6'5" (1.94 x 1.96)

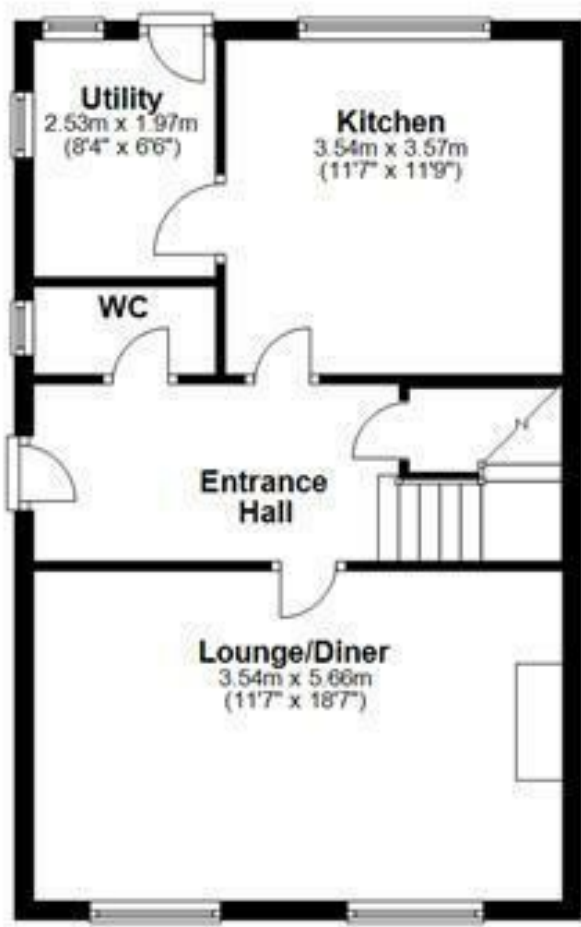


Outside

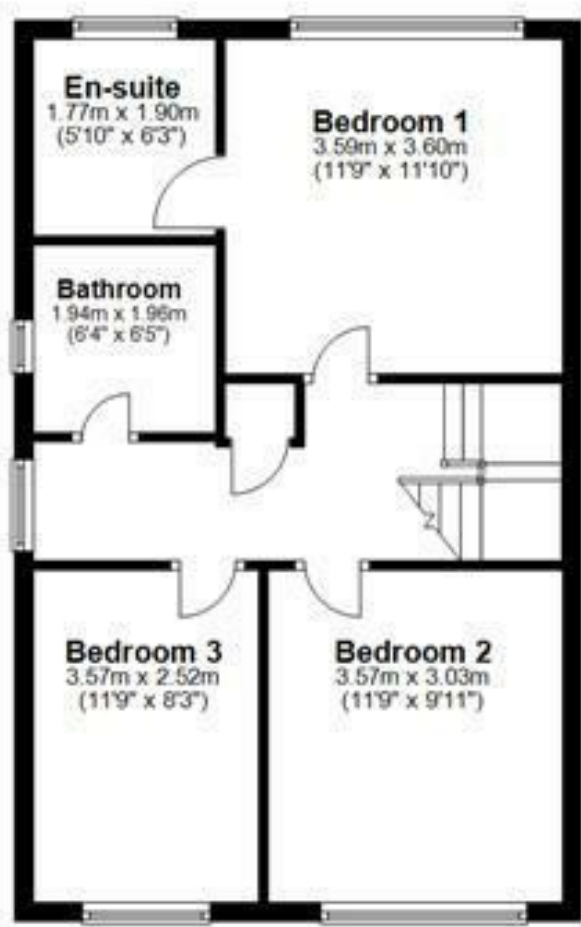


Floor Plan

Ground Floor



First Floor

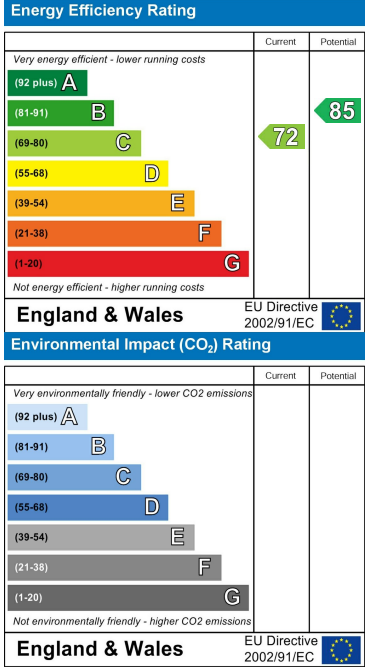


Total area: approx. 104.5 sq. metres (1125.1 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.