



BEN

CADE



North Brook Haytons Lane, Scunthorpe, DN15 OAP £675,000

Welcome to North Brook. An incredible family home tucked away down a private drive in a beautiful, peaceful spot in the sought after Appleby village. Immaculately presented with generous room sizes throughout, made up of two reception rooms, a modern and very high spec open plan kitchen with a multi fuel burner, four bedrooms and three bathrooms in the main house with a principle suite having a walk in dressing room. Then the house has been substantially extended, adding further ground floor space, additional garaging and a first floor annexe with a lovely sitting room overlooking the paddock at the rear.

Viewing is essential to get a real feel for all the space and how it can be used, it's perfect for families or multi generational living. The plot too is excellent, with an ample parking and multiple garden space to both sides and the rear. The driveway gives access to just two homes and it feels very secluded. If you would like more information or to book a viewing please get in touch. **Entrance Hall**



Dining room $17'9" \times 13'5" (5.42 \times 4.11)$ Lounge $25'5" \times 15'5" (7.77 \times 4.72)$



Kitchen diner 33'2" x 13'0" (10.13 x 3.98)



Utility 14'10" x 13'10" (4.53 x 4.23)

Annex entrance

Annex Lounge / Library 14'10" x 13'10" (4.53 x 4.23)



Annex office 10'2" x 8'11" (3.11 x 2.72) Annex bedroom 11'6" x 8'8" (3.52 x 2.65)



Annex shower room $8'8" \times 5'3"$ (2.66 x 1.62)



First Floor Landing



Bedroom one 17'1" x 12'8" (5.21 x 3.87)



En suite 13'0" x 12'3" (3.98 x 3.75)



Dressing room 13'1" x 7'10" (3.99 x 2.40)

Bedroom two 12'11" x 11'3" (3.94 x 3.44)



Bedroom three 13'0" x 12'11" (3.97 x 3.94) Bedroom four 13'1" x 11'10" (3.99 x 3.62)



Bathroom 12'0" x 11'10" (3.66 x 3.62)



Garage

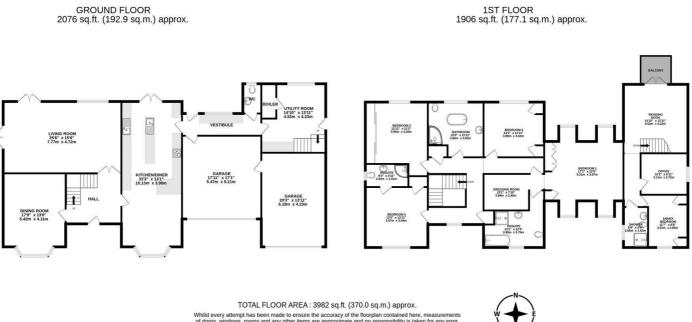
Garage

Outside front



Outside back





st every attempt has been made to ensure the accuracy of the floorplan contained here, measurement oors, windows, rooms and any other items are approximate and no responsibility is taken for any error bission or mis-statement. This plan is for illustrative upropses only and should be used a such by any sective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Netropix @2025



Energy Efficiency Rating B1207 Current Potential (69-80 68 62 (55-68 (39-54 lot energy effi ent - higher EU Directive 2002/91/EC **England & Wales** Environmental Impact (CO Appleby ting (92 plus) 🖄 (81-91) (69-80) (55-61 (39-54) Coogle EU Directive 2002/91/EC England & Wales Map data ©2025

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Area Map

Energy Efficiency Graph