









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 $33'2" \times 13'0" (10.13 \times 3.98)$











Utility $14'10" \times 13'10" (4.53 \times 4.23)$

Annex entrance

Annex Lounge / Library $14'10" \times 13'10" (4.53 \times 4.23)$





Annex office $10'2" \times 8'11" (3.11 \times 2.72)$

Annex bedroom $11'6" \times 8'8" (3.52 \times 2.65)$



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 $13'0" \times 12'3" (3.98 \times 3.75)$





Dressing room $13'1" \times 7'10" (3.99 \times 2.40)$

Bedroom two $12'11" \times 11'3" (3.94 \times 3.44)$





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 $12'0" \times 11'10" (3.66 \times 3.62)$





Garage

Garage

Outside front









Outside back







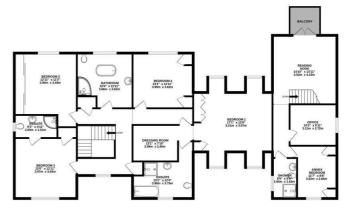




GROUND FLOOR 2076 sq.ft. (192.9 sq.m.) approx.

1ST FLOOR 1906 sq.ft. (177.1 sq.m.) approx.





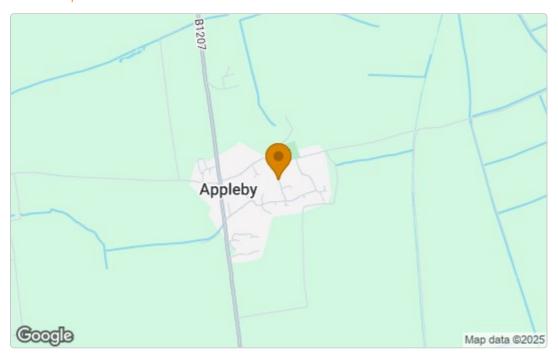
TOTAL FLOOR AREA: 3982 sq.ft. (370.0 sq.m.) approx.

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.

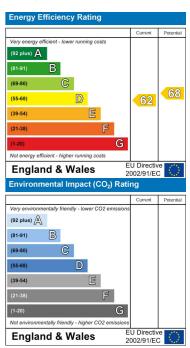
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Area Map



Energy Efficiency Graph



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