



Hawthorn Lodge 23a Norfolk Avenue, Scunthorpe, DN15 9DF

Offers In Excess Of £500,000

An immaculate family home, located on a really private plot in the ever popular village of Burton upon Stather. This home offers really flexible living with bedrooms on both ground and first floor.

As you enter the property there is a bright and light entrance hall, great size lounge with vaulted ceiling and cosy log burner. The ground floor also consists of a modern kitchen diner with a central breakfast island overlooking the surrounding gardens, ideal for family life and entertaining. The ground floor also has underfloor heating throughout. There is also a further reception room which is currently being used by the current owners as a snug/cinema room, a separate utility room and downstairs W.C.. Two of the five/six double bedrooms are located on the ground floor, one being the master bedroom with an En suite and a family bathroom with four piece suite.

The first floor comprises of a really spacious landing, three double bedrooms, another family bathroom and a study that could also be used as a further bedroom if required. Outside there are wrap around private gardens, with an open patio area, lawn and under cover seating area and off road parking for multiple vehicles. The property also benefits from a detached double garage that has an upstairs which is currently being used as an office. Viewings are highly recommend, please call the office to book your appointment.

Entrance



Bathroom 12'11" x 8'5" (3.96 x 2.58)



Lounge 19'9" x 14'11" (6.04 x 4.55)



Reception room / Bedroom 5 12'11" x 11'3" (3.96 x 3.44)



Snug 13'6" x 12'11" (4.14 x 3.96)



Master bedroom 13'1" x 12'9" (3.99 x 3.90)



En suite 8'11" x 7'9" (2.73 x 2.37)



Kitchen diner 20'6" x 20'2" (6.27 x 6.17)



Utility 8'6" x 8'6" (2.61 x 2.60)



W.C.

First Floor Landing



Bedroom Four 12'11" x 11'2" (3.96 x 3.41)



Bedroom Two 14'4" x 12'0" (4.38 x 3.68)



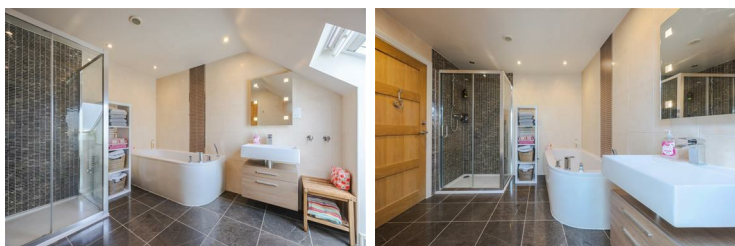
Study 12'0" x 8'0" (3.68 x 2.44)



Bedroom Three 12'11" x 11'2" (3.96 x 3.41)



Bathroom 10'2" x 8'5" (3.12 x 2.59)



Double garage 19'6" x 18'7" (5.96 x 5.67)

Office 16'4" x 11'1" (5.00 x 3.40)



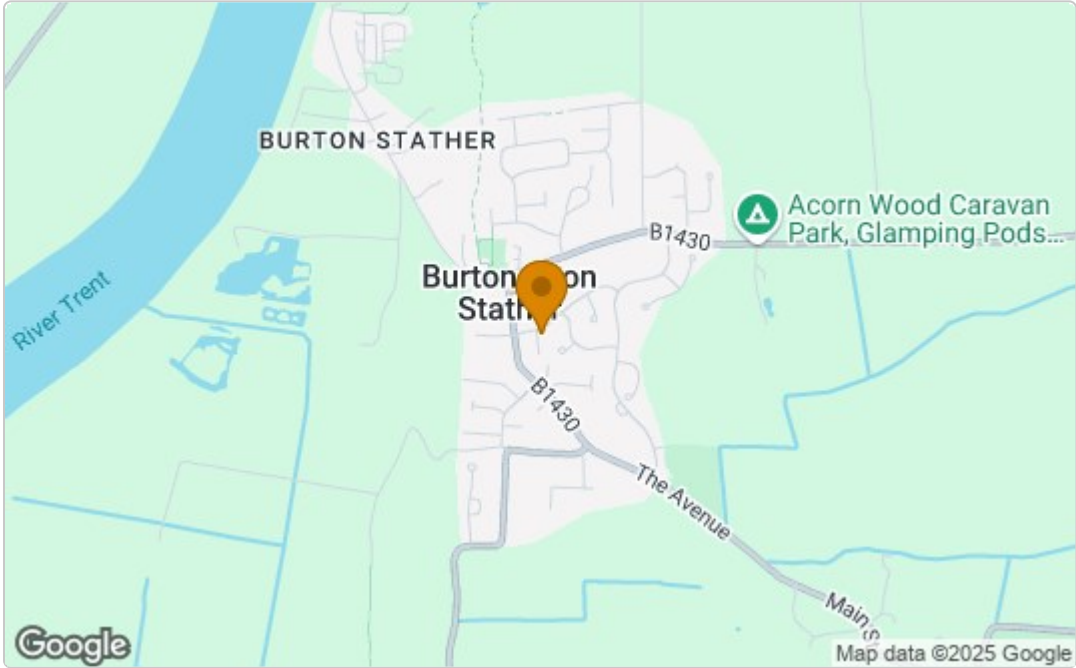
Outside & garden area



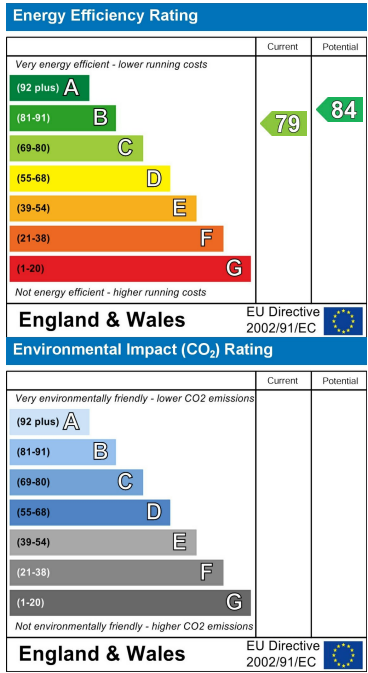
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.