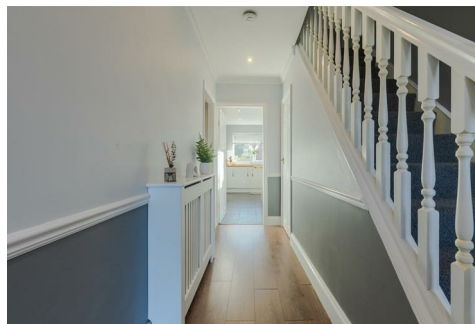




65 Eton Drive, Scunthorpe, DN17 2PL

£225,000

Extended four bed semi detached home in Bottesford that is great value and in a popular location close to great school catchments and amenities. To the ground floor you have a great size lounge with further reception area that the current owners use as a play area. There is also a modern kitchen leading on to a sun room that is currently used as dining room. There is also a W.C to the ground floor. Upstairs you have four bedrooms, three of which are great doubles and a single bedroom, there is also a family bathroom and en suite bathroom of bedroom three. Outside there is a detached garage and good size garden with separate seating and turf area. To the front of the property there is parking for a couple of vehicles. Available for viewings now please call to book your appointment.

Entrance



Reception Area 9'8" x 8'1" (2.95m x 2.48m)



Lounge 9'8" x 8'1" (2.95m x 2.48m)



Sitting/Dining Room 14'0" x 10'9" (4.29m x 3.29m)



Kitchen 13'11" x 9'1" (4.25m x 2.79m)



Garage 18'6" x 8'4" (5.64m x 2.55m )

W.C

Bedroom one 12'2" x 12'0" (3.71m x 3.67m)



Bedroom two 12'2" x 11'10" (3.71m x 3.62m)



Bedroom three 13'0" x 8'4" (3.97m x 2.55m)



Ensuite 8'4" x 5'5" (2.55m x 1.67m)



Bedroom four 8'0" x 7'5" (2.46m x 2.28m)



Bathroom 8'6" x 6'8" (2.60m x 2.04m)

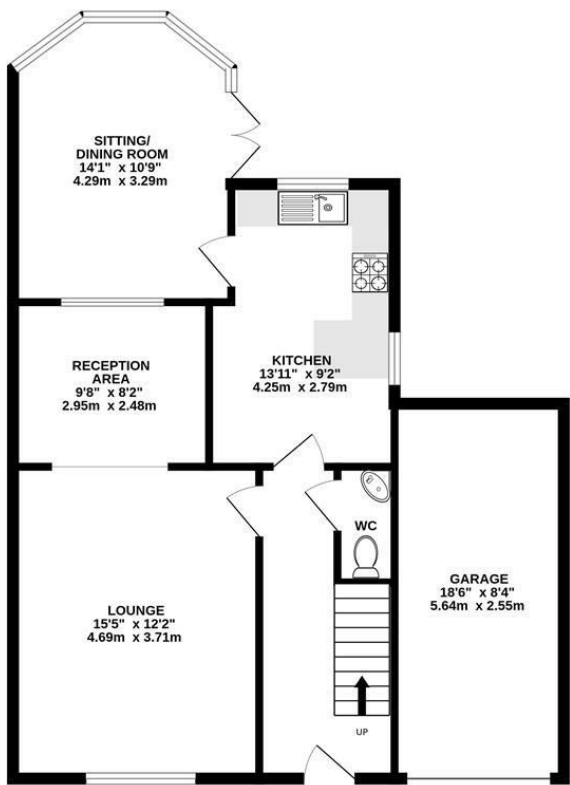


Outside

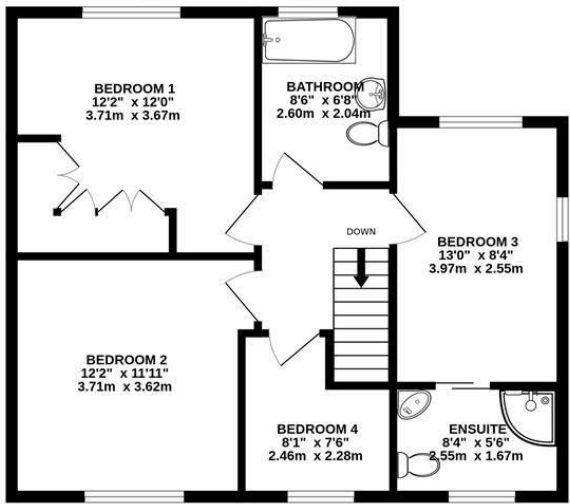


Floor Plan

GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



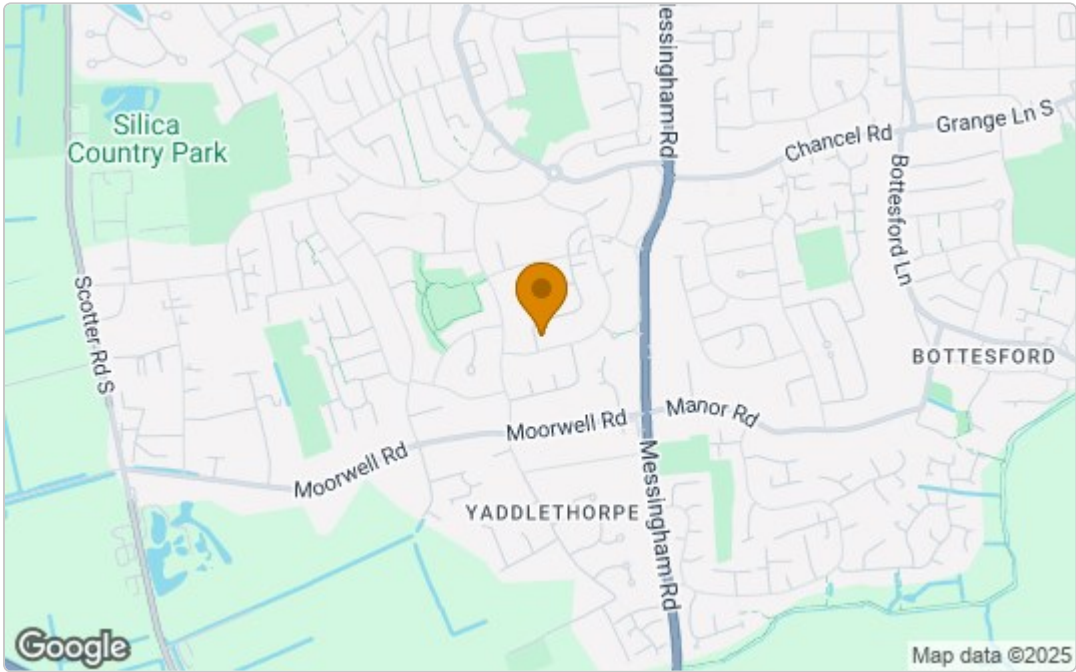
1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



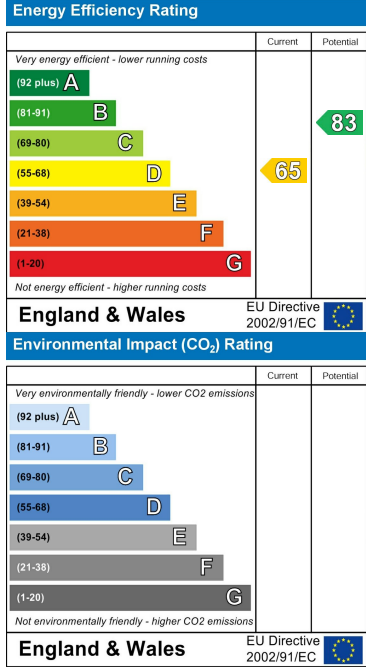
TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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.