





3 ROMAN WAY SCUNTHORPE, DN17 2FD

£240,000 FREEHOLD

This FIVE bedroom detached home in a family-friendly area features an integral garage, four reception rooms, and a secure rear garden. With spacious living areas, privacy, and outdoor amenities, it's an ideal choice for families or those who value comfort and convenience.



3 ROMAN WAY







ENTRANCE HALLWAY

DOWNSTAIRS W.C

LOUNGE

Situated to the front of the property with a central feature electric fire suite and double doors to the dining room

DINING ROOM

A perfect dining space open to the conservatory

KITCHEN

Accessed from either the hallway or the conservatory the kitchen is perfectly planned with a range of cupboards with contrasting worktops, built in electric hob with extractor over, space for dishwasher and American style fridge freezer and an access door into the integral garage which has plumbing for a washing machine and space for a tumble dryer

CONSERVATORY

With windows and French doors onto the rear garden this spacious and light space seamlessly ties the house together and leads onto the

SECOND SITTING ROOM/PLAY ROOM

With a fully built bar and area for either seating or games equipment this handy space could be used for just about anything with its French doors onto the rear about anything with its French doors onto the rear and decking with secure fencing to all

FIRST FLOOR HALLWAY

With access to the loft and doors to all principle first floor rooms

BEDROOM ONE

Located to the front left side of the property this extremely spacious room could be used as the master suite or great guest room

BEDROOM TWO

this double room is located to the front of the property with doors onto the

ENSUITE

With low flush WC, vanity hand basin area and worktop space and a tiled shower cubicle area with shower.

BEDROOM THREE

Located to the rear of the property overlooking the rear garden this double room is a great space

BATHROOM

With three piece bathroom suite in white and splash tiling

BEDROOM FOUR

Located to the rear of the property and overlooking the rear garden

BEDROOM FIVE

Located to the front of the property this room would make an excellent nursery or home office

EXTERNALLY

The front of the property is laid to block paving and offers off road parking and vehicle access to the integral garage.

The rear of the property is spacious and mainly laid to Astroturf and decking with secure fencing to all boundaries, a side access passage gives direct garden access and is secured via a wooden gate.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1539.25 sq ft

Tenure – Freehold





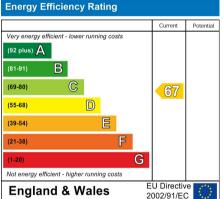
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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