



## 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.



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## 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 garden

### **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.

### 3 ROMAN WAY





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### ADDITIONAL INFORMATION

Local Authority –

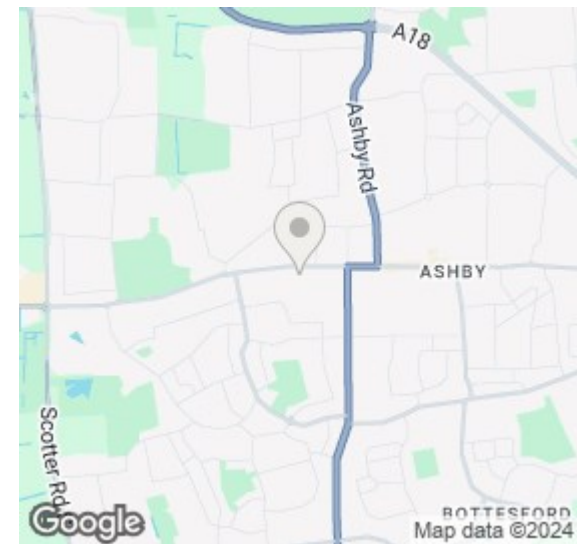
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1539.25 sq ft

Tenure – Freehold





3 ROMAN WAY, SCUNTHORPE, DN12 2FD

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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