



**Brumby Wood Lane, Scunthorpe DN17 1AA**



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## **Brumby Wood Lane, Scunthorpe**

This Stunning three-bedroom semi-detached house in sought after location, close to The Pods!

The property is well-presented throughout, comprises of two sitting rooms, Kitchen/breakfast room, three bedrooms and a family bathroom, externally garage and off-road parking.



### Entrance Hall

Double glazed door to the front, central heating radiator, understairs cupboard, parka flooring

### Lounge

11' 10" x 11' 8" ( 3.61m x 3.56m )

Double glazed window to the front, central heating radiator, coving to the ceiling, colonial door, log burner.

### Second Reception Room

11' 10" x 11' 10" ( 3.61m x 3.61m )

Double glazed window to the rear, central heating radiator, parka flooring, internal French doors, coving to the ceiling.

### Kitchen/Breakfast Room

21' 11" x 9' 7" ( 6.68m x 2.92m )

Fitted Kitchen with integrated lime cooker, double electric oven, electric hob, cooker hood, plumbing for washing machine, wall and base units, ceramic sink and drainer unit, double glazed window, central heating radiator, central heating boiler, tiling to the walls.

### Landing

Stairs leading from entrance hall, double glazed window, coving to the ceiling and inset spotlights.

### Bedroom One

11' 10" x 11' 11" ( 3.61m x 3.63m )

Double glazed window, central heating radiator, fitted wardrobes, coving to the ceiling, decorative cast iron fireplace.

### Bedroom Two

11' 11" x 11' 10" ( 3.63m x 3.61m )

Double glazed window, central heating radiator, fitted wardrobes, coving to the ceiling, decorative cast iron fireplace.

### Bedroom Three

8' 11" x 5' 9" ( 2.72m x 1.75m )

Double glazed window, central heating radiator, loft access, coving to the ceiling.

### Bathroom

Fitted with a bath, shower cubicle, wash hand basin and a w.c. tiling to the walls, heated towel rail, ceramic tiled flooring, inset spotlights, double glazed window.



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## Brumby Wood Lane, Scunthorpe

- Charming Three Bedroom Semi-Detached House
- Sought After Location
- Kitchen/breakfast room
- Garage and off road parking
- Council Tax: B | EPC: D | Tenure: Freehold

Tenure: Freehold EPC Rating: D

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT110413 - 0005

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