



27 Dartmouth Road
Scunthorpe, DN17 1TR
£325,000

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properties

This immaculate detached home is now offered for sale and provides an excellent opportunity for growing families! Ready for any lucky buyer to move into, this property boasts four bedrooms, the principle with an en-suite, two reception rooms and a stunning open plan kitchen/diner with adjoining utility room and W/C.

Built by Keigar Homes, the layout is designed to support family living, and is situated within easy reach of local amenities in Scunthorpe, including supermarkets, everyday shops and services. The property briefly comprises of the entrance hallway, living room, kitchen/diner, sun room, utility, W/C and garage to the ground floor. To the first floor is the landing, four bedrooms, en-suite and family bathroom. Externally there is off road parking to the front of the property for multiple vehicles, and a low maintenance rear garden consisting of Astro turf and patio area.



Hallway 13'0" x 5'9" (3.98 x 1.76)

Entrance to the property is via the front uPVC door and into the hallway. Tiled flooring with central heating radiator and internal doors lead to the living room and kitchen/diner. Carpeted stairs lead to the first floor accommodation.

Living Room 15'5" x 10'11" (4.71 x 3.35)

Carpeted with central heating radiator, inglenook fireplace and uPVC window faces to the front of the property.

Kitchen/Diner 10'3" x 20'9" (3.14 x 6.33)

A great, open plan space for entertaining with tiled flooring, spotlights, central heating radiator and uPVC window facing to the rear of the property. Modern wall mounted and base height units with countertops, tiled splashbacks, integrated oven and microwave, gas hob and overhead extractor fan, integrated sink, dishwasher and fridge/freezer.

Sun Room 11'1" x 11'0" (3.39 x 3.37)

Tiled flooring, central heating radiator, spotlights, apex window and uPVC French doors to the rear garden.

Utility 9'4" x 5'3" (2.86 x 1.62)

Tiled flooring with central heating radiator and uPVC door leads to the side of the property. Storage space with countertop, splashback, integrated sink and space and plumbing for washer.

W/C 5'3" x 3'1" (1.62 x 0.96)

Tiled flooring with central heating radiator and uPVC window faces to the rear of the property. A two piece suite consisting of toilet and sink with vanity unit.

Landing 8'7" x 4'7" (2.63 x 1.41)

Carpeted with internal doors leading to all four bedrooms, bathroom and storage cupboard.

Bedroom One 14'0" x 11'0" (4.28 x 3.36)

Carpeted with central heating radiator and uPVC window faces to the front of the property. Internal door leads to the en-suite.

En-Suite 5'9" x 6'0" (1.77 x 1.84)

A three piece suite consisting of toilet, sink with vanity unit and shower cubicle. uPVC window faces to the front of the property.

Bedroom Two 12'5" x 11'9" (3.8 x 3.6)

Carpeted with central heating radiator and uPVC window faces to the front of the property. Includes built in storage.

Bedroom Three 11'10" x 9'3" (3.61 x 2.84)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bedroom Four 9'8" x 7'10" (2.97 x 2.4)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bathroom 8'6" x 6'3" (2.61 x 1.93)

Vinyl effect tiled flooring with heated towel rail and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

External

To the front of the property is ample space for off road parking on the block paved drive. Access to the rear is down either side of the property to the low maintenance Astroturf garden with patio area.

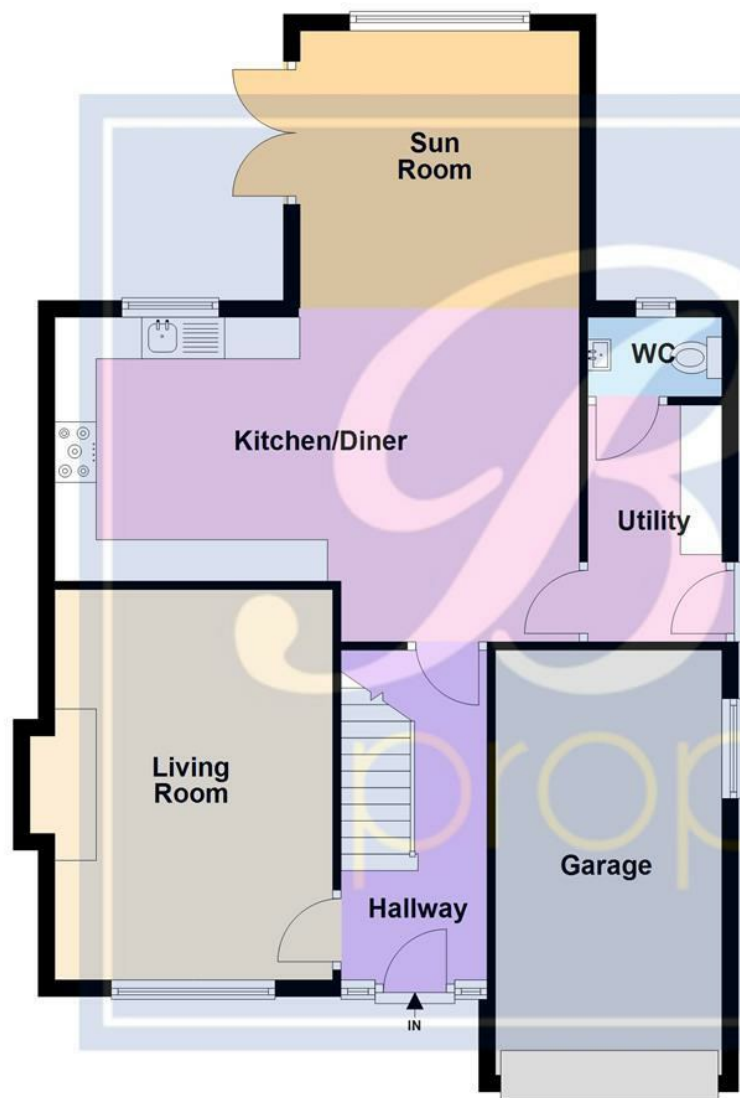
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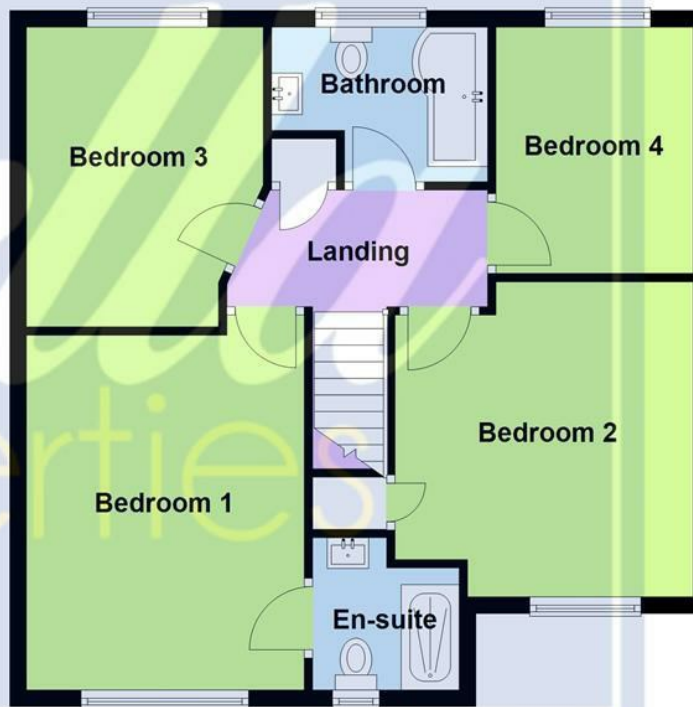




Ground Floor

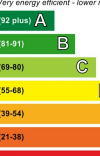
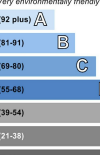


First Floor



Total area: approx. 140.4 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		85	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	