



7 Old Rectory Gardens, Scunthorpe, DN17 2BF

**£299,950**

Set in a quiet cul-de-sac in an incredibly convenient spot on the edge of Ashby, we have this extended two bedroom detached bungalow available.

The plot position is perfect, with a private south west facing garden and inside the current owners have overhauled and improved this throughout with an extension to the back of the open plan kitchen creating an additional seating area leading on to the garden. Everything is finished to a high standard throughout with a modern kitchen and shower room.

We have a porch, lounge, open plan kitchen, sitting room, two double bedrooms with fitted furniture, shower room, garage, garden and parking at the front, then a secure landscaped garden at the back.

Viewings are available by appointment, please contact us to book.

## Entrance

Lounge 16'0" x 11'7" (4.89 x 3.55)



## Outside



Kitchen 21'7" x 17'11" (6.59 x 5.47)



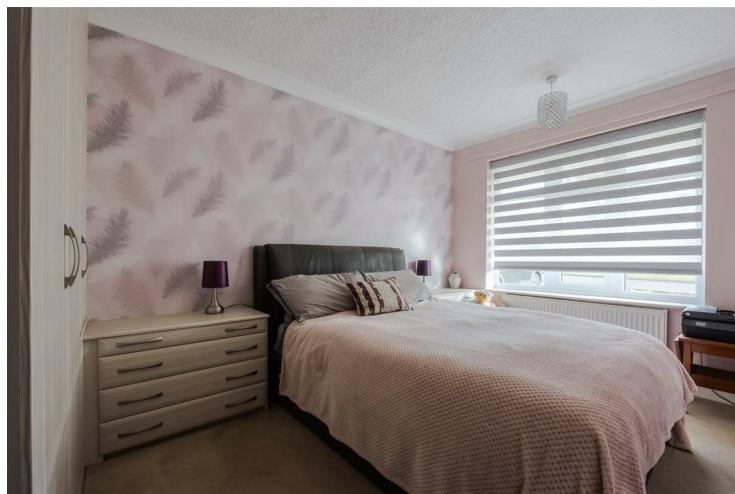
Sun room 16'4" x 10'8" (4.99 x 3.27)



Bedroom one 14'5" x 12'0" (4.40 x 3.66)



Bedroom two 12'4" x 8'7" (3.77 x 2.62)



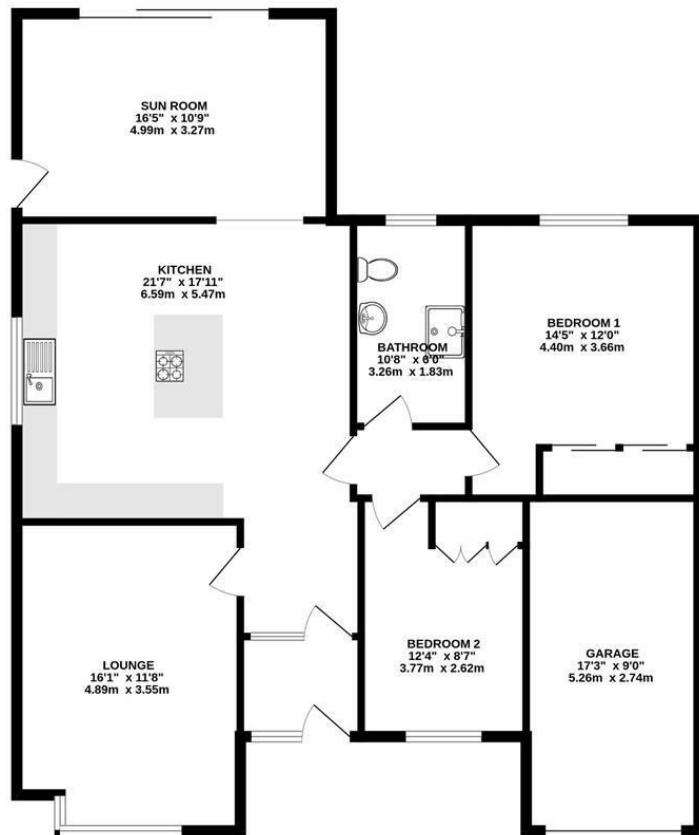
Bathroom 10'8" x 6'0" (3.26 x 1.83)



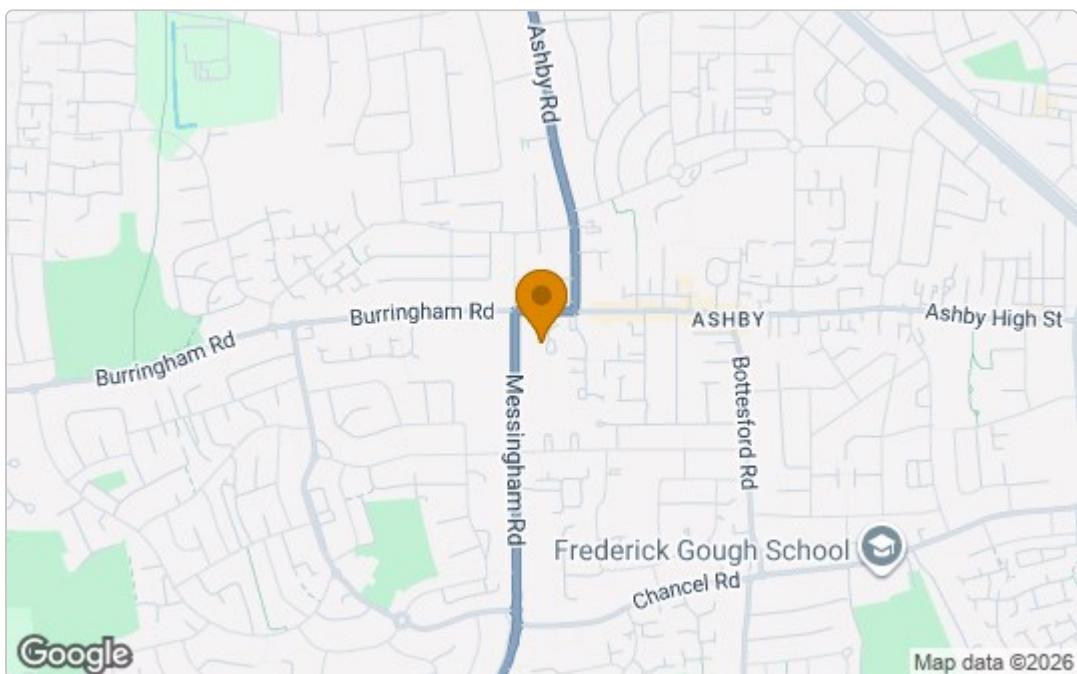
Garage 17'3" x 8'11" (5.26 x 2.74)

## Floor Plan

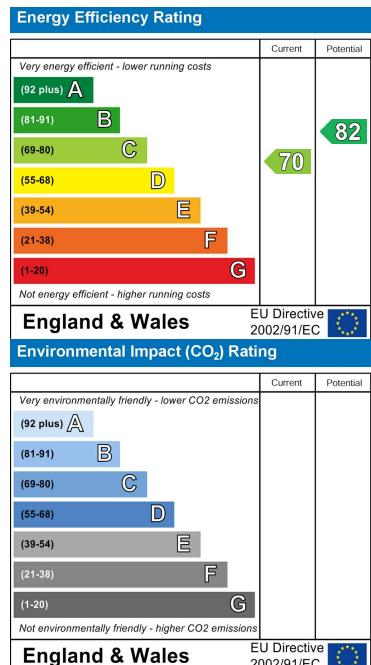
GROUND FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.



## Area Map



## Energy Efficiency Graph



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