



3 Saffre Close, Scunthorpe, DN15 9YN

£320,000

Fantastic opportunity to purchase a great family home in a quiet cul de sac position, in the sought after Township of Winterton. With five bedrooms, four bathrooms the property offers a flexible layout across three floors. Immaculately presented with neutral stylish decor throughout and with recent upgrades, this property is ready for a family looking to move straight in! The ground floor of the property comprises of an entrance hall, downstairs W.C., a good size lounge with French doors overlooking the rear garden and an open plan kitchen diner. The bedrooms are spread across the first and second floor, with three of the five doubles having their own En suites. The first floor also benefits from a family bathroom with a lovely roll top, stand alone bath. Outside the rear of the property has a secure, well maintained lawned garden with patio and seating area. There is also a double garage and driveway for a couple of cars at the front of the property. Available Now! Please contact our office to book a viewing.

Entrance Hall



En Suite Bedroom One 7'9" x 7'1" (2.38m x 2.16m)



Lounge 19'7" x 11'6" (5.99m x 3.51m)



Bedroom Two 13'5" x 12'7" (4.11m x 3.86m)

En Suite Bedroom Two 9'6" x 3'7" (2.92m x 1.11m)

Bedroom Three 13'0" x 9'6" (3.98m x 2.92m)



Kitchen/Diner



First Floor Landing

Bedroom One 12'0" x 11'10" (3.66m x 3.61m)



Second Floor Landing

Bedroom Four 15'9" x 10'9" (4.82m x 3.29m)



En Suite Bedroom Four 5'11" x 5'2" (1.82m x 1.60m)

Bedroom Five 15'9" x 9'8" (4.82m x 2.97m)



Family Bathroom 8'1" x 6'7" (2.48m x 2.01m)



Garden



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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		
(81-91) B		78
(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	

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