

## 4 Vicarage Gardens, Scunthorpe, DN15 7AZ

£475,000

We have very few areas of genuinely unique character homes, these Vicarage Gardens properties always have appeal because of their design and stature, this particular home has an impressive plot and features throughout that have been retained.

Four double bedrooms, two bathrooms, three reception rooms and an open plan kitchen diner make up the majority of the space with the kind of hallway and landing space you only get in homes like this. The living spaces and main bedrooms all look over the rear gardens which are south facing, and due to the size, incredibly private.

You have a sweeping in and out drive, hardstanding/access to the side, garage, store and secure gardens outside.

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

Porch

Entrance hall



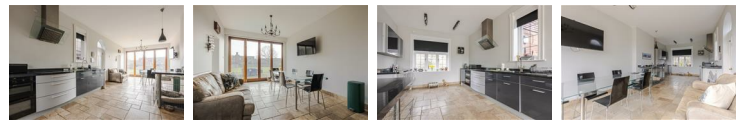
Sitting room 15'10" x 12'6" (4.83 x 3.82)



Snug 12'1" x 9'6" (3.69 x 2.92)



Kitchen diner 30'2" x 11'3" (9.21 x 3.44)



Utility room 7'1" x 5'8" (2.16 x 1.74)

Store

Downstairs W.C.

Landing



Lounge 18'0" x 13'6" (5.50 x 4.13)



Bedroom one 18'0" x 13'6" (5.50 x 4.13)



Bedroom two 15'10" x 12'5" (4.83 x 3.81)



Shower room 7'7" x 5'8" (2.32 x 1.74)



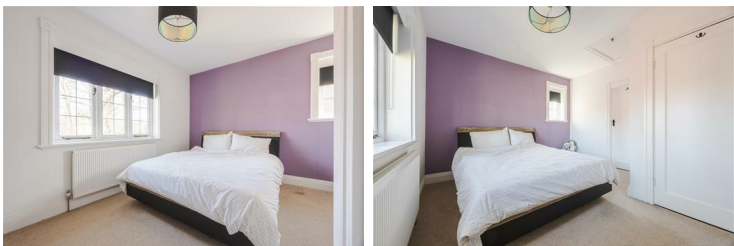
Bedroom three 15'0" x 9'6" (4.59 x 2.92)



Family bathroom 13'6" x 11'3" (4.13 x 3.44)



Bedroom four 13'2" x 10'11" (4.03 x 3.34)



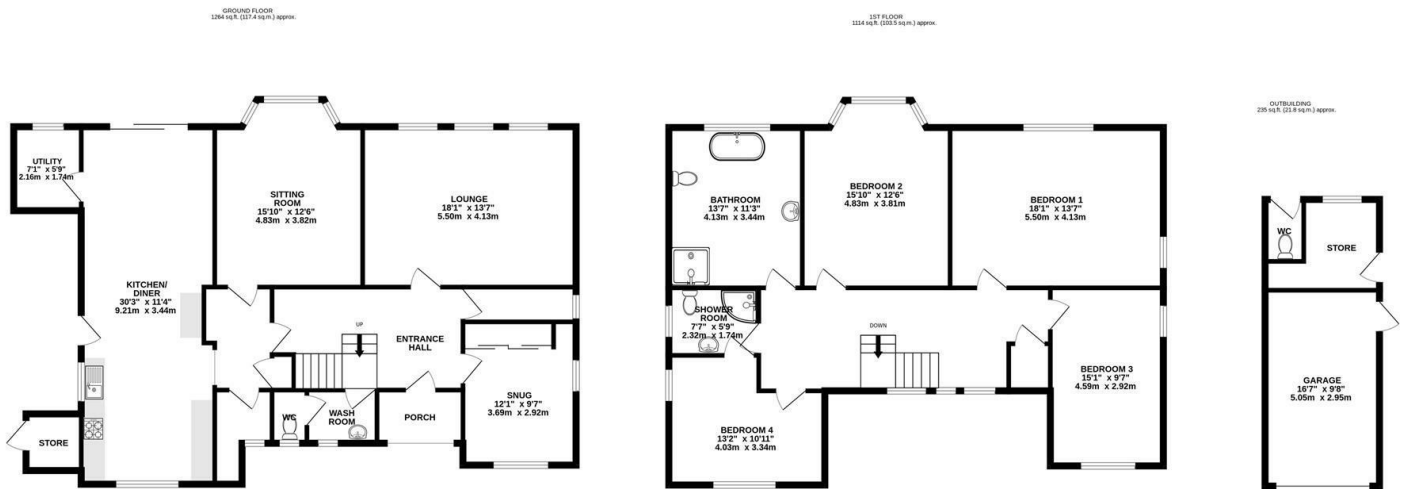
Garage 16'6" x 9'8" (5.05 x 2.95)

Store and W.C.

Outside



# Floor Plan



TOTAL FLOOR AREA : 2612 sq.ft. (242.7 sq.m.) approx.

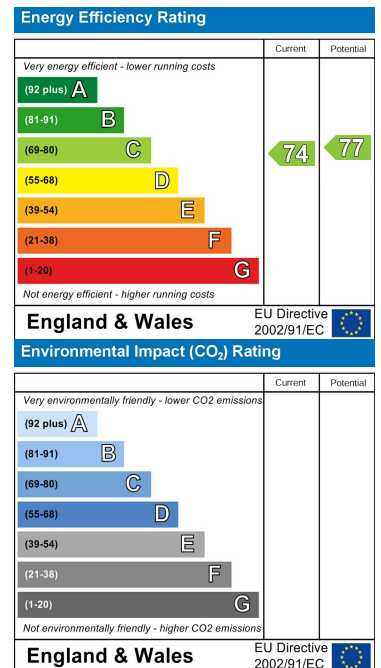
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



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