



23 Woodland Gardens, Scunthorpe, DN17 1BU

£195,000

The unique and popular Woodland Gardens development lies just off Brumby Wood Lane, close to the town centre & Hospital, it's ideal for families looking for a quiet but convenient location.

The space the layout gives is excellent with generous room sizes on all floors, all set against a woodland backdrop. The property downstairs has a hall with a W.C., a modern kitchen diner with patio doors onto the garden and an additional reception room that is currently being used as a gym.

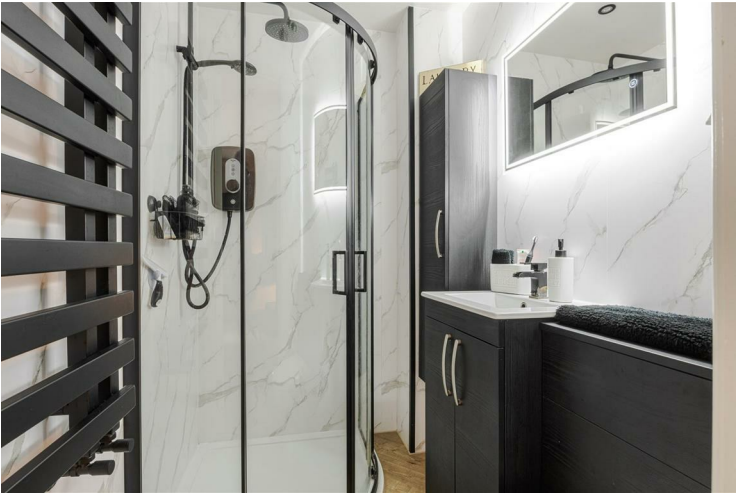
On the first floor there is a good size lounge with a media wall and a double bedroom with a recently updated en-suite. On the second floor there are two further double bedrooms and a family bathroom. Outside there is a low maintenance rear garden and off road parking to the front of the property.

Available for viewings now, please call the office to arrange an appointment.

Entrance hall



En suite



Kitchen diner 15'1" x 13'6" (4.61 x 4.13)



Bedroom two 13'6" x 12'6" (4.13 x 3.83)



Sitting room 11'3" x 8'4" (3.43 x 2.55)



Bedroom three 13'6" x 11'3" (4.13 x 3.43)



Downstairs W.C

Lounge 13'6" x 12'11" (4.13 x 3.94)



Bedroom one 13'6" x 11'3" (4.13 x 3.43)



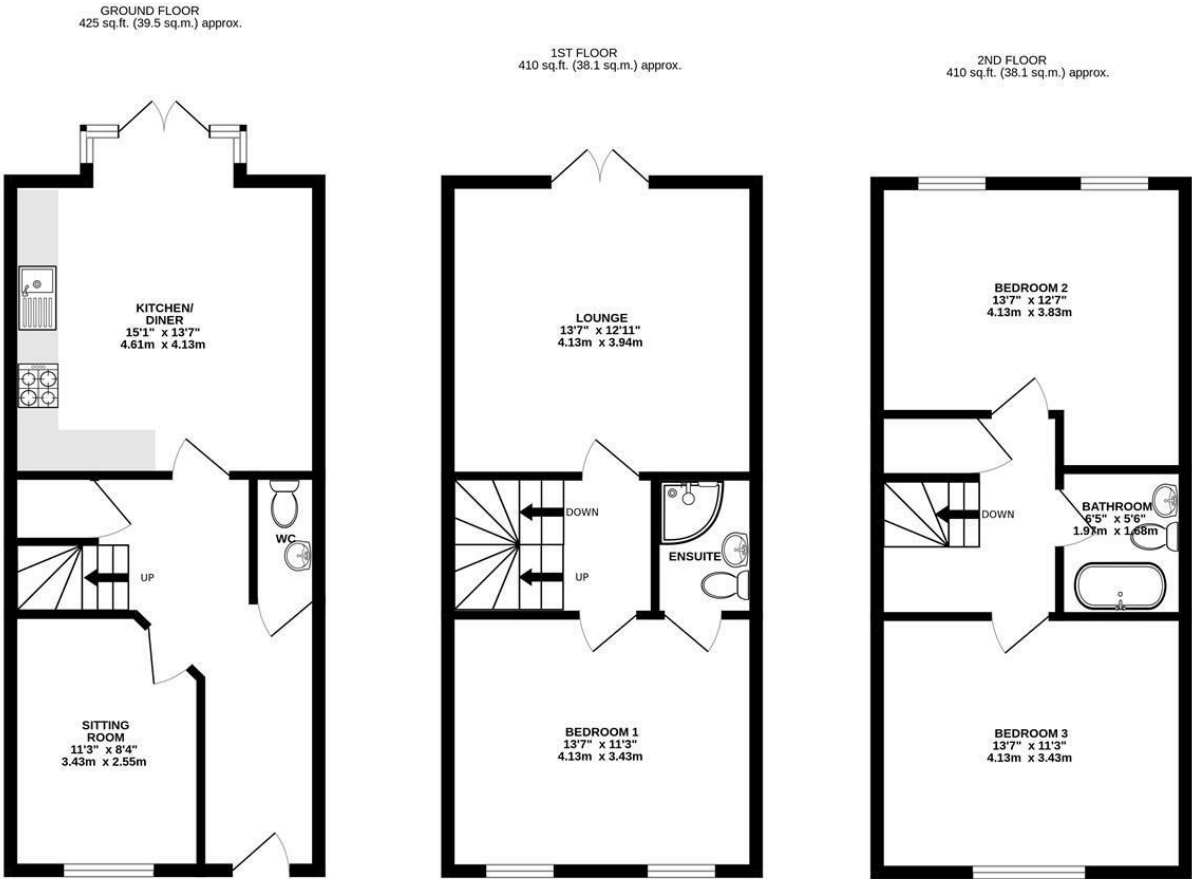
Family bathroom 6'5" x 5'6" (1.97 x 1.68)



Outside



Floor Plan



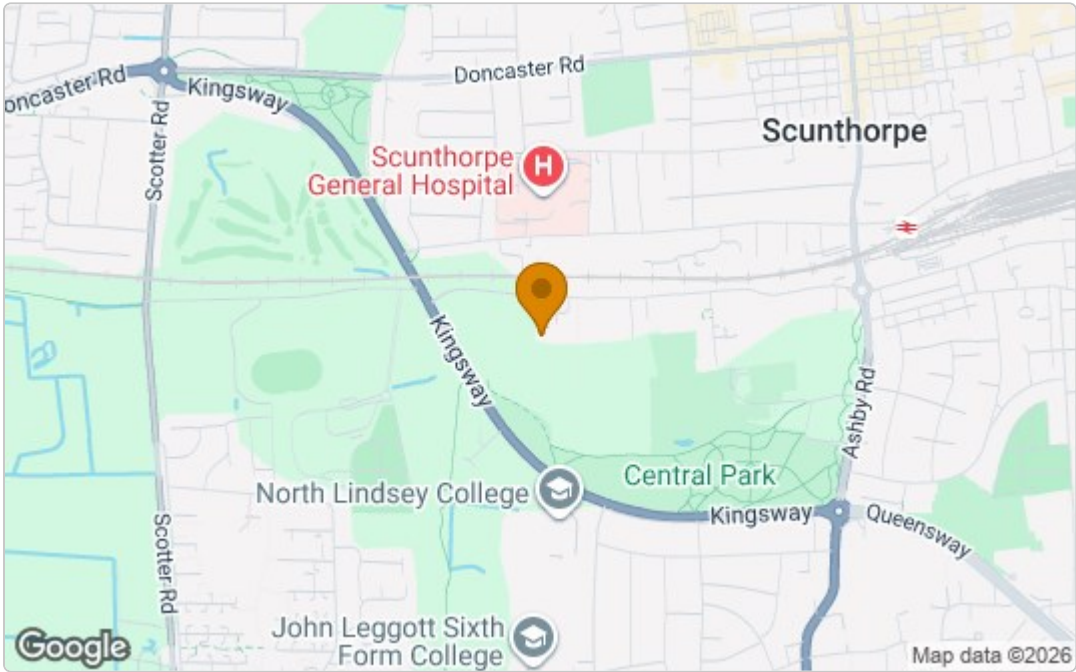
TOTAL FLOOR AREA : 1245 sq.ft. (115.7 sq.m.) approx.

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.

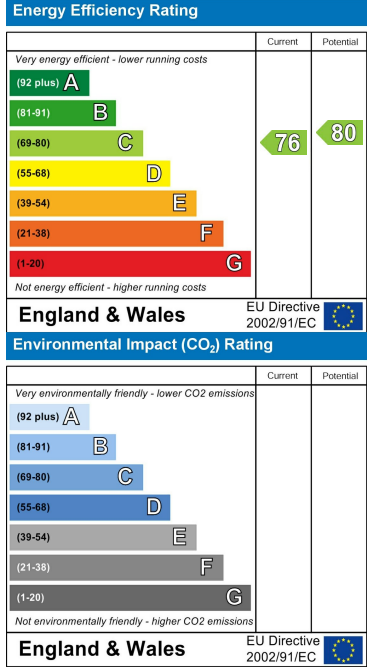
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Area Map



Energy Efficiency Graph



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