



3 Seabrook Drive, Scunthorpe, DN16 3RY

£325,000

A great four bed detached in a popular area in Bottesford, close to great school catchments. The ground floor comprises of an entrance hall, good size lounge with a media wall, cosy sitting room, separate dining room, modern kitchen that leads onto a utility room and downstairs W.C. Upstairs there are four bedrooms, three of which are double bedrooms and a family bathroom. To the rear of the property is a low maintenance garden with two patio areas and a outbuilding, there is also secure off road parking to the front of the property. Immaculately presented by the current owners and ready to move straight into, this one is available for viewings now, please get in touch to book yours!

Entrance hall

Lounge 15'10" x 11'9" (4.85 x 3.60)



Kitchen 12'0" x 10'5" (3.66 x 3.20)



Dining room 10'5" x 8'9" (3.18 x 2.69)



Sitting room 12'7" x 11'10" (3.85 x 3.62)



Utility room 9'4" x 5'0" (2.86 x 1.53)



W.C.

Landing

Bedroom one 12'2" x 11'9" (3.73 x 3.60)



Bedroom two 12'2" x 12'0" (3.73 x 3.66)



Bedroom three 9'1" x 8'8" (2.79 x 2.65)



Bedroom four 8'8" x 5'10" (2.65 x 1.79)

Bathroom 8'9" x 5'5" (2.67 x 1.67)

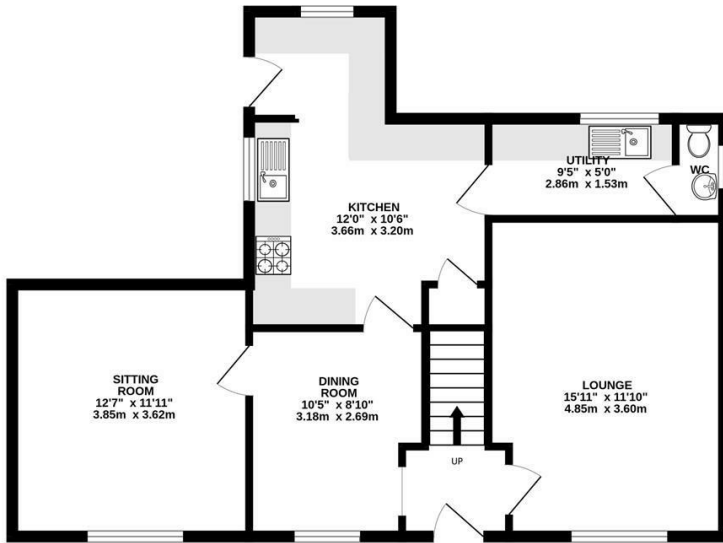


Outside

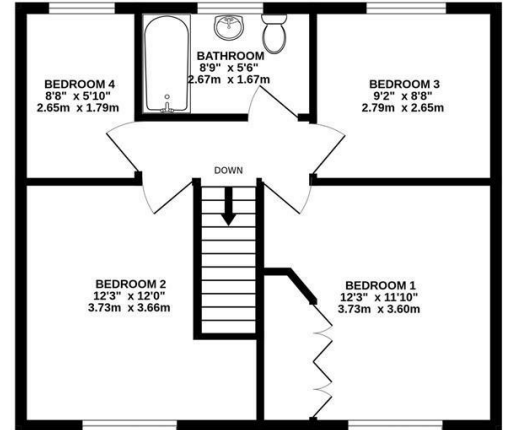


Floor Plan

GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.

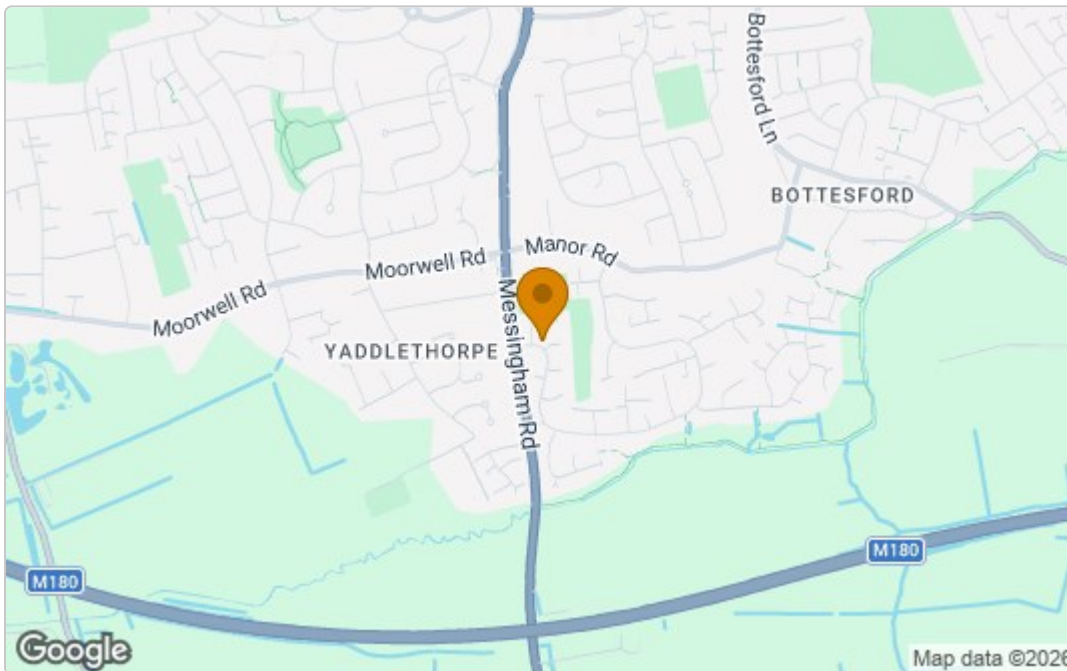


TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

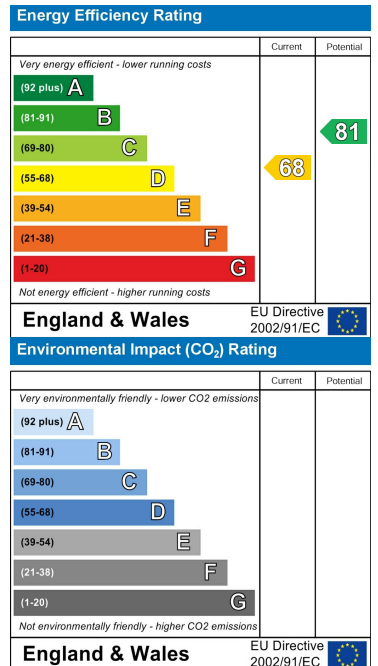
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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