



North Brook Haytons Lane, Scunthorpe, DN15 0AP

£675,000

Welcome to North Brook. An incredible family home tucked away down a private drive in a beautiful, peaceful spot in the sought after Appleby village. Immaculately presented with generous room sizes throughout, made up of two reception rooms, a modern and very high spec open plan kitchen with a multi fuel burner, four bedrooms and three bathrooms in the main house with a principle suite having a walk in dressing room. Then the house has been substantially extended, adding further ground floor space, additional garaging and a first floor annexe with a lovely sitting room overlooking the paddock at the rear.

Viewing is essential to get a real feel for all the space and how it can be used, it's perfect for families or multi generational living. The plot too is excellent, with an ample parking and multiple garden space to both sides and the rear. The driveway gives access to just two homes and it feels very secluded. If you would like more information or to book a viewing please get in touch.

Entrance Hall



Annex shower room 8'8" x 5'3" (2.66 x 1.62)



Dining room 17'9" x 13'5" (5.42 x 4.11)

Lounge 25'5" x 15'5" (7.77 x 4.72)



First Floor Landing



Kitchen diner 33'2" x 13'0" (10.13 x 3.98)



Utility 14'10" x 13'10" (4.53 x 4.23)

Annex entrance

Annex Lounge / Library 14'10" x 13'10" (4.53 x 4.23)



Bedroom one 17'1" x 12'8" (5.21 x 3.87)



Annex office 10'2" x 8'11" (3.11 x 2.72)

Annex bedroom 11'6" x 8'8" (3.52 x 2.65)



En suite 13'0" x 12'3" (3.98 x 3.75)



Dressing room 13'1" x 7'10" (3.99 x 2.40)

Bedroom two 12'11" x 11'3" (3.94 x 3.44)



Bedroom three 13'0" x 12'11" (3.97 x 3.94)

Bedroom four 13'1" x 11'10" (3.99 x 3.62)



Bathroom 12'0" x 11'10" (3.66 x 3.62)



Garage

Garage

Outside front

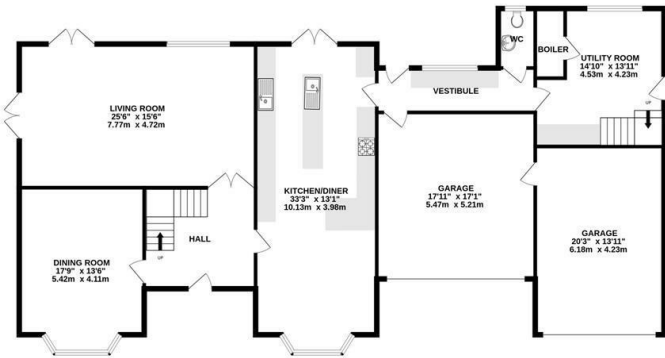


Outside back

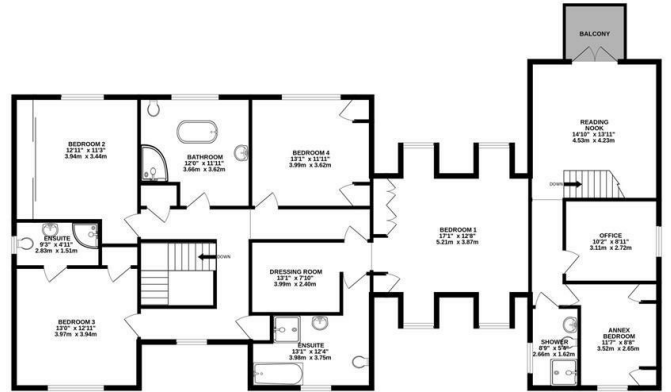


Floor Plan

GROUND FLOOR
2076 sq.ft. (192.9 sq.m.) approx.



1ST FLOOR
1906 sq.ft. (177.1 sq.m.) approx.

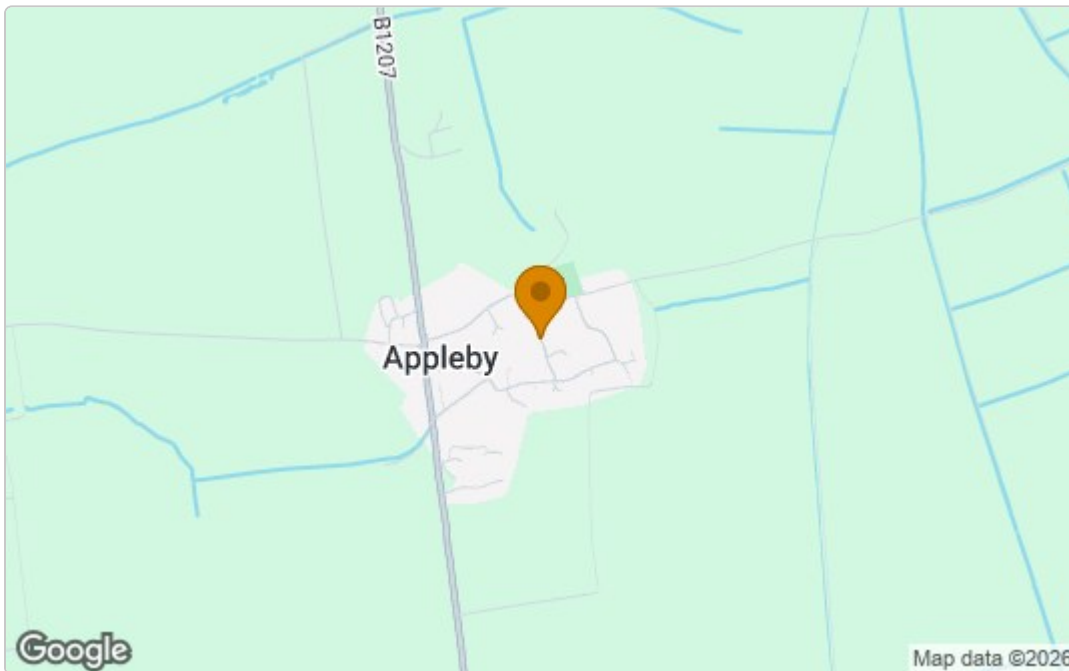


TOTAL FLOOR AREA : 3982 sq.ft. (370.0 sq.m.) approx.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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