



37 St. Pauls Road, Scunthorpe, DN16 3DJ

£199,950

Immaculately presented by the current owners this four bed house at the bottom of Ashby that is ready to move straight into perfect for first time buyers and young families!

As you enter the property you have an entrance hall, lounge, dining room and a modern kitchen diner with separate utility room and downstairs shower room with W.C. To the first floor you have four bedrooms, three of which are good size doubles and a single bedroom that the current owners use as an office, the first floor also benefits from a family bathroom.

Outside there is a private rear garden mainly laid with turf, patio area and a raised decking area for seating and off road parking to the front. Available to view now please call the office to book your appointment!

Entrance

Lounge 13'0" x 12'11" (3.97 x 3.96)



Dining room 18'10" x 8'11" (5.76 x 2.74)



Kitchen / Breakfast room 17'3" x 9'7" (5.27 x 2.94)



Utility 7'5" x 7'0" (2.28 x 2.14)



Downstairs shower room 7'5" x 4'2" (2.28 x 1.28)

Landing

Bedroom one 12'11" x 12'2" (3.96 x 3.72)



Bedroom two 12'2" x 8'11" (3.72 x 2.74)



Bedroom three 15'2" x 5'9" (4.64 x 1.76)



Bedroom four 12'5" x 9'6" (3.80 x 2.92)



Bathroom 6'8" x 5'5" (2.04 x 1.67)

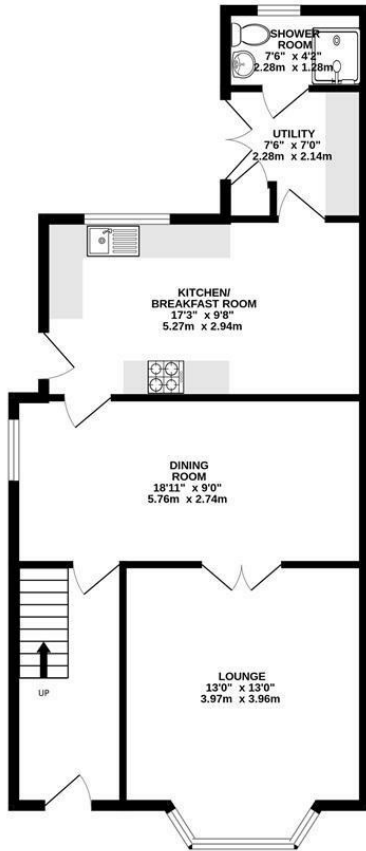


Outside

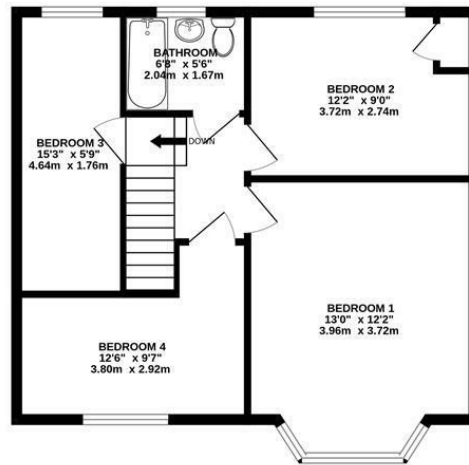


Floor Plan

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.

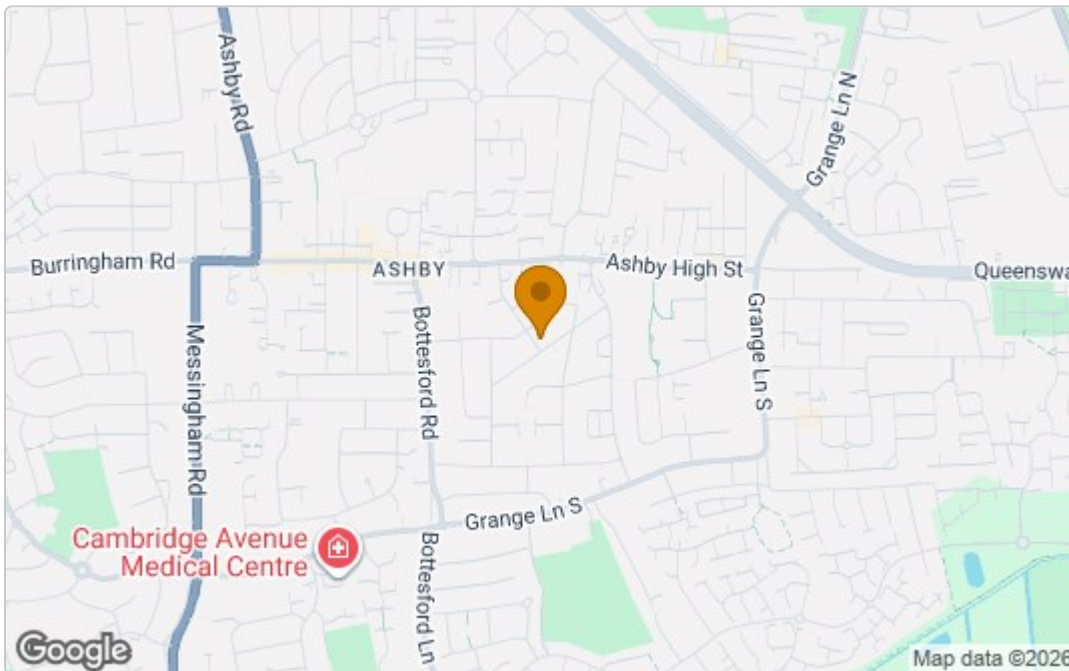


TOTAL FLOOR AREA - 1237 sq.ft. (114.9 sq.m.) approx.

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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