



71 Moorwell Road, Scunthorpe, DN17 2SZ

**£279,950**

Surely one of the best semi detached homes available. Four bedrooms, modern throughout and kept immaculately on a south facing corner plot with secure gated parking and a double garage too.

The owners have done a superb job of presenting this for sale, the decor throughout is spotless and neutral with a spacious kitchen diner, front to back lounge diner, hall, utility and w.c. on the ground floor. Upstairs we have four beds, three doubles and one single with the main bedroom in the extension being particularly generous, there's also a contemporary four piece bathroom.

Outside, there are two areas to access and park, one to the front on gravel and a second gated rear drive with access to the double garage. There's a low maintenance south facing astro turf garden and it's all completely secure. Viewing strictly by appointment, please contact us to book.

## Entrance hall



## Bedroom two 11'9" x 11'6" (3.60 x 3.53)



## Bedroom three 12'6" x 9'7" (3.83 x 2.93)



## Lounge 24'4" x 11'6" (7.42 x 3.53)



## Kitchen diner 15'8" x 10'7" (4.80 x 3.24)



## Utility 11'3" x 6'7" (3.45 x 2.02)



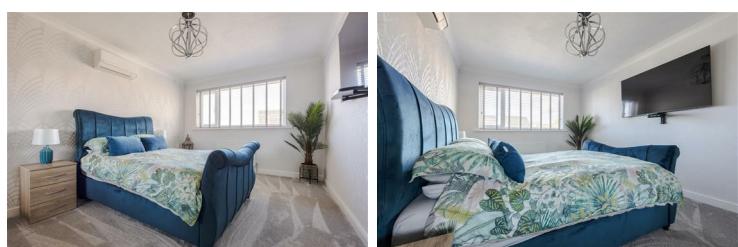
## Bedroom four 6'11" x 6'7" (2.12 x 2.02)



## W.C.

## Landing

## Bedroom one 15'8" x 10'7" (4.80 x 3.24)



## Bathroom 8'2" x 6'9" (2.50 x 2.06)



## Outside front

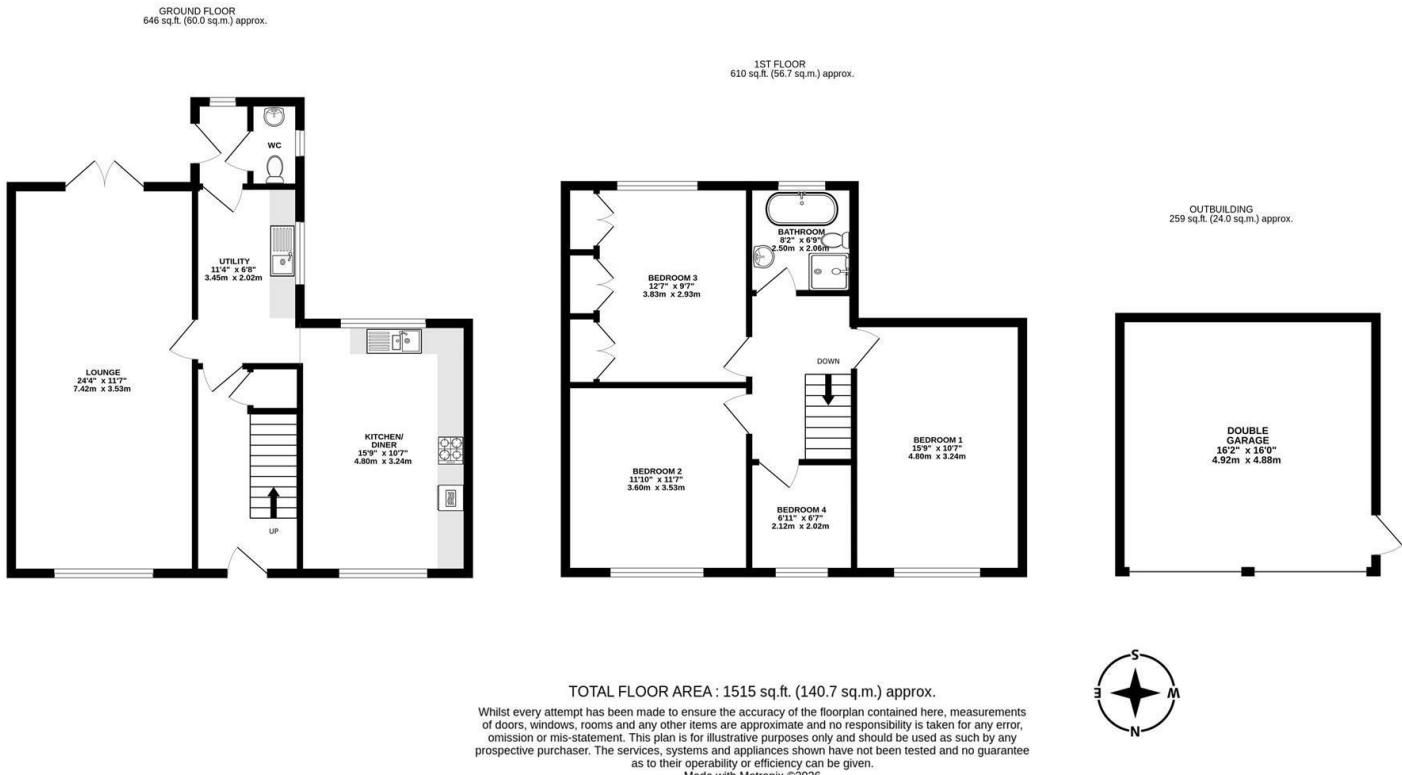


## Outside rear

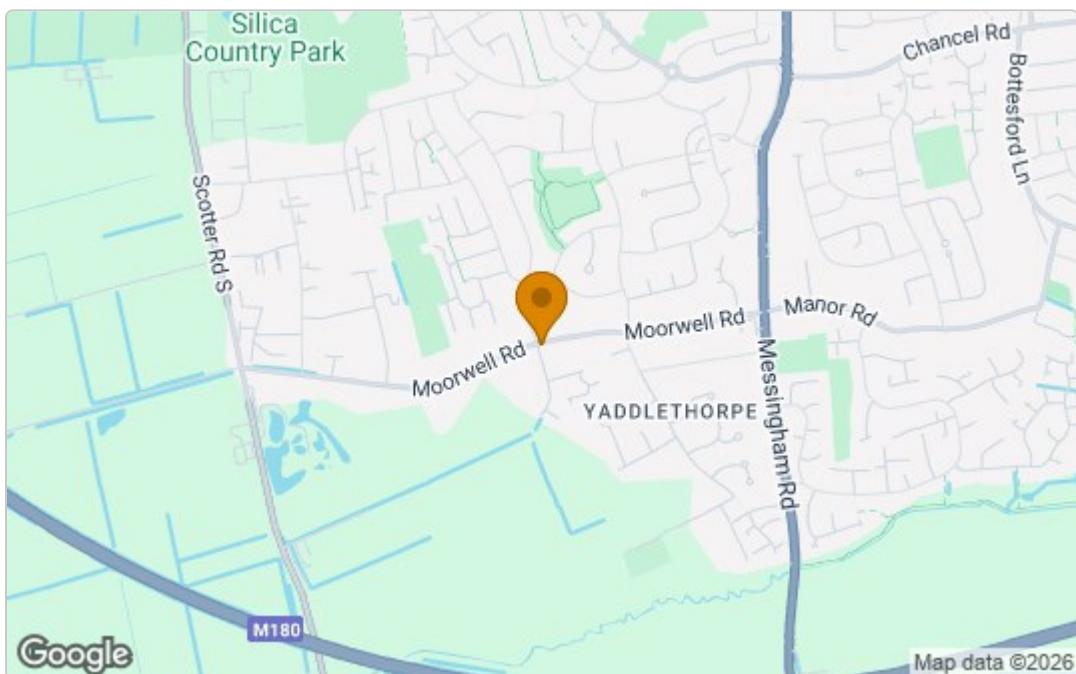


**Garage 16'1" x 16'0" (4.92 x 4.88)**

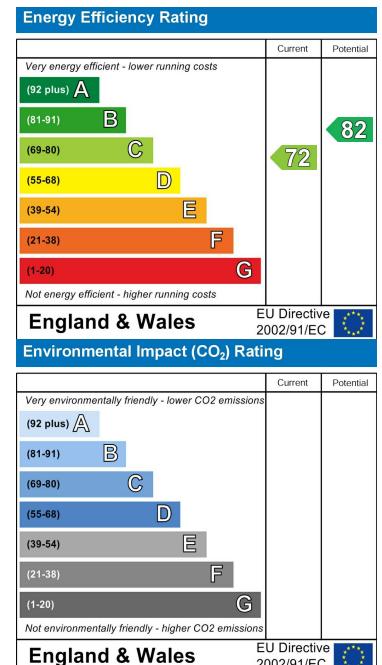
## Floor Plan



## Area Map



## Energy Efficiency Graph



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