



86 Lloyds Avenue, Scunthorpe, DN17 1BA

£219,950

These Old Brumby homes are always popular with double bay fronted, parquet flooring and loads of character in a popular location! This one has been overhauled by the current owner making a fantastic family home.

Extended to the ground floor this home is made up of a lounge, galley kitchen with separate utility area, W.C and a further reception room that is currently used as a garden room with patio doors to the rear garden. To the first floor you have two double bedrooms, a well proportioned single bedroom and a modern family bathroom.

Outside there is a great size rear garden, converted garage that is used as a home office/cinema room making it perfect for families. The property also has off road parking. Available to view now please call the office to book your appointment!

Entrance



Garden Room 11'7" x 7'10" (3.55 x 2.39)



Lounge 14'3" x 11'7" (4.36 x 3.55)



Landing



Kitchen 12'4" x 6'6" (3.78 x 2.00)



Utility 6'6" x 4'1" (2.00 x 1.26)



Bedroom one 14'3" x 11'7" (4.36 x 3.55)



W.C

Bedroom two 11'11" x 11'7" (3.64 x 3.55)



Bedroom three 11'0" x 6'6" (3.36 x 2.00)



Bathroom 6'9" x 6'6" (2.08 x 2.00)



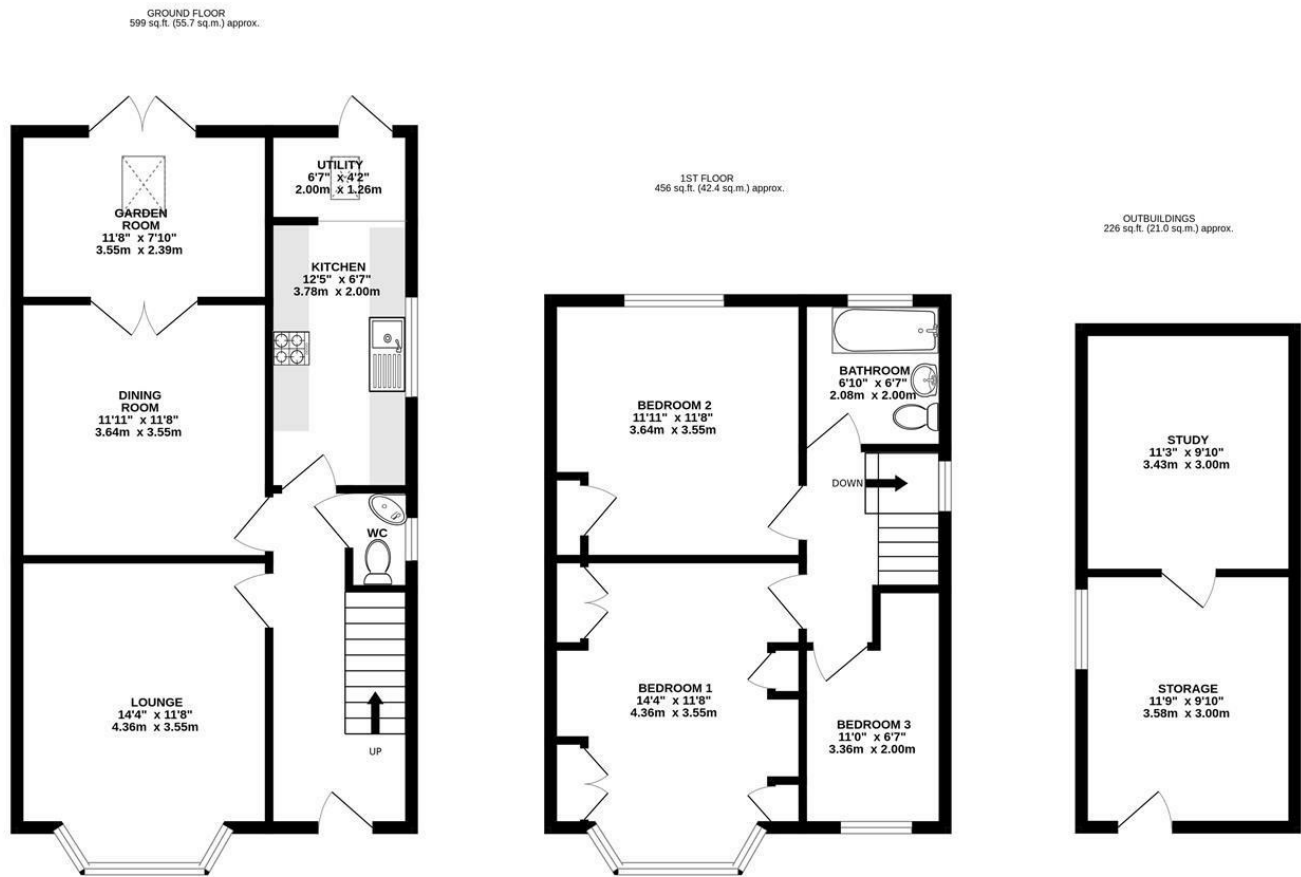
Outside



Garage 11'8" x 9'10" (3.58 x 3.00)

Study 11'3" x 9'10" (3.43 x 3.00)

# Floor Plan

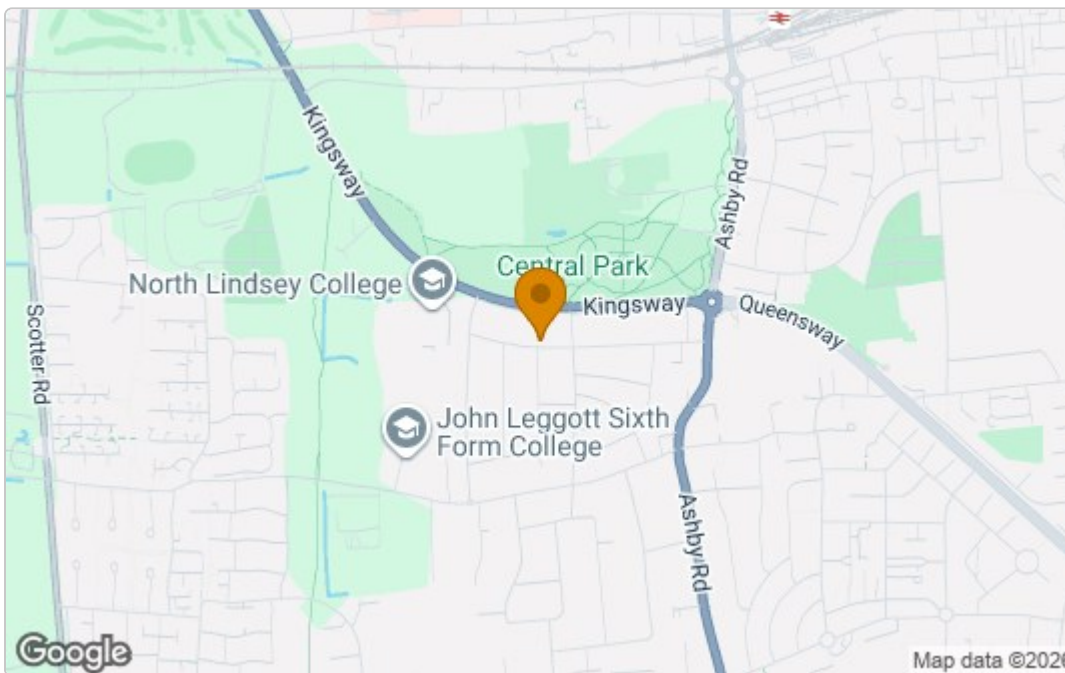


TOTAL FLOOR AREA : 1282 sq.ft. (119.1 sq.m.) approx.

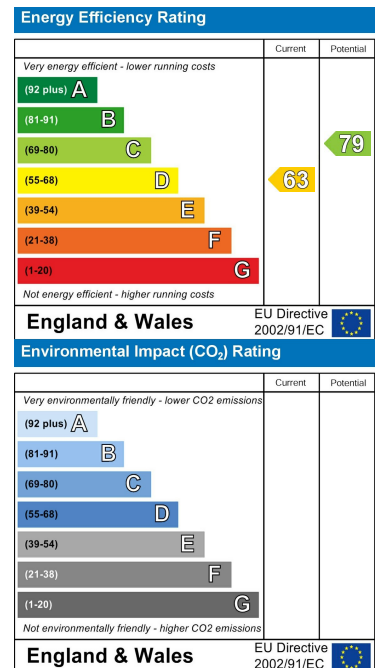
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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