



28 Westfield Road, Scunthorpe, DN16 2LB

£200,000

Extended across the back with the kind of open plan living dining kitchen every family loves, this three bed semi is an excellent family home. The owners have done a superb job of upgrading this throughout, with the electrics, boiler, bathroom, kitchen the extension and more done in their ownership. Perfect to just buy and move straight into. Tucked away in a quiet corner of a cul de sac in the Ashby area, a great spot for both St. Bedes and St Bernadette's schools.

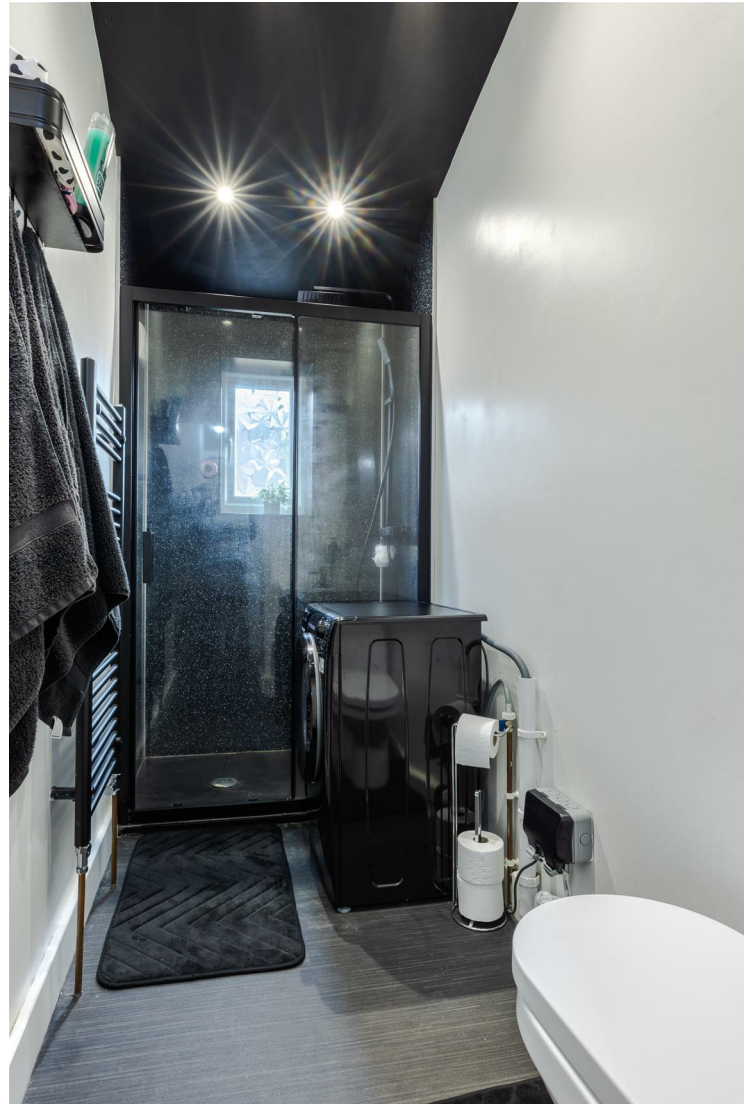
The hallway is generous as you enter, with doors to the lounge and the kitchen. The kitchen flows through into the extension where you have double doors leading to the private and secure garden. They have also created a downstairs shower room with w.c. too which is very handy. Upstairs you have a landing with fitted storage and access the loft. Three bedrooms and a modern family bathroom.

Viewings available by appointment, get in touch if you're interested.

Entrance hall



Downstairs shower room/w.c.



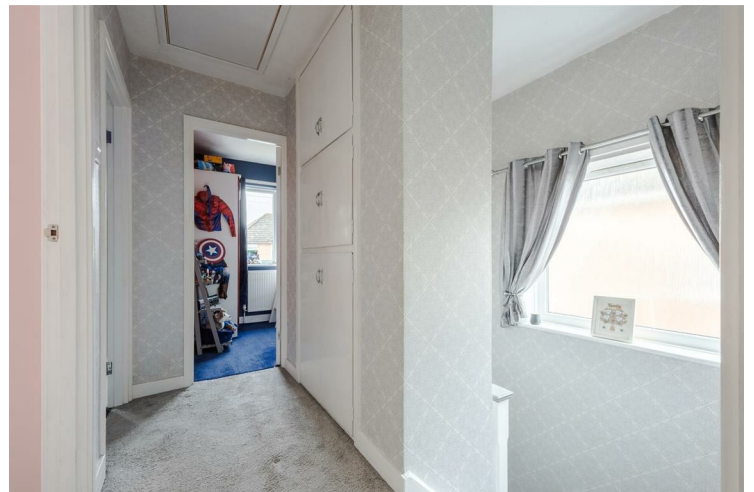
Lounge 13'10" x 9'4" (4.22 x 2.87)



Kitchen diner 17'4" x 8'11" (5.30 x 2.72)



Landing



Sitting room 14'9" x 10'0" (4.50 x 3.06)



Bedroom one 11'11" x 11'9" (3.65 x 3.60)



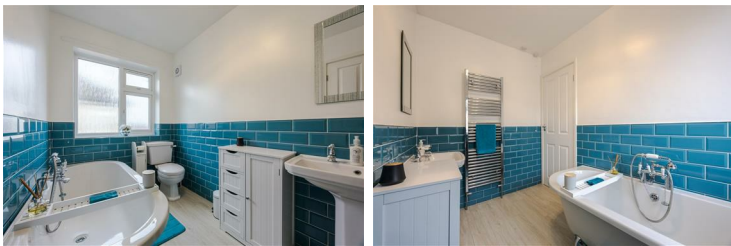
Bedroom two 11'9" x 10'9" (3.60 x 3.30)



Bedroom three 7'8" x 6'10" (2.35 x 2.09)



Family bathroom 7'4" x 5'8" (2.25 x 1.73)

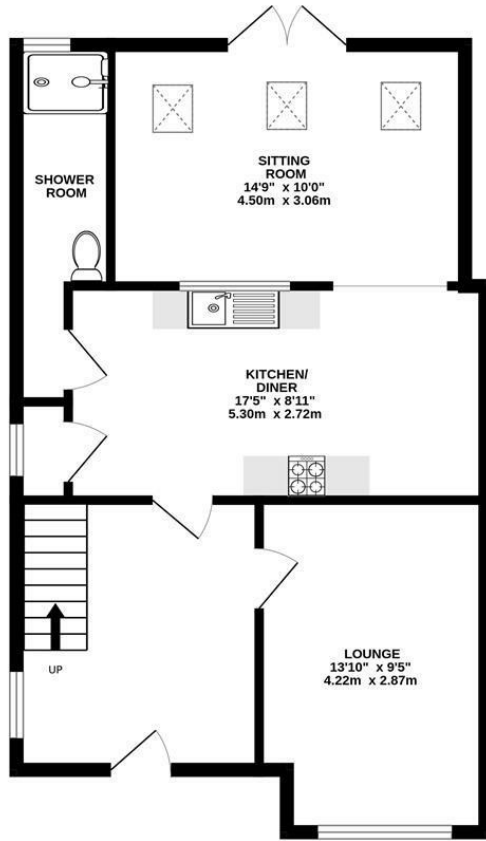


Outside

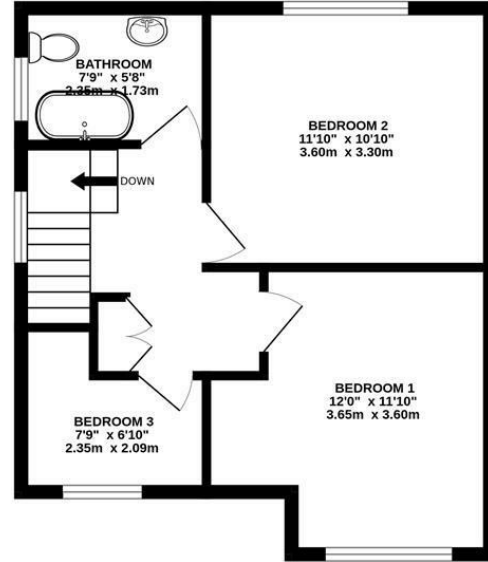


# Floor Plan

GROUND FLOOR  
603 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

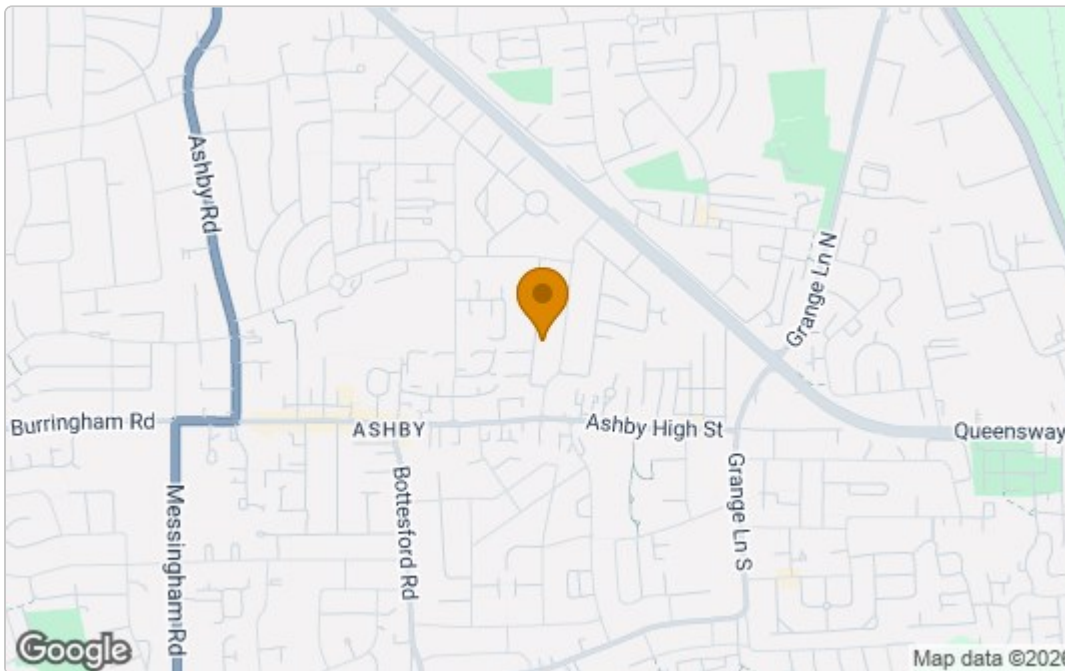


TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

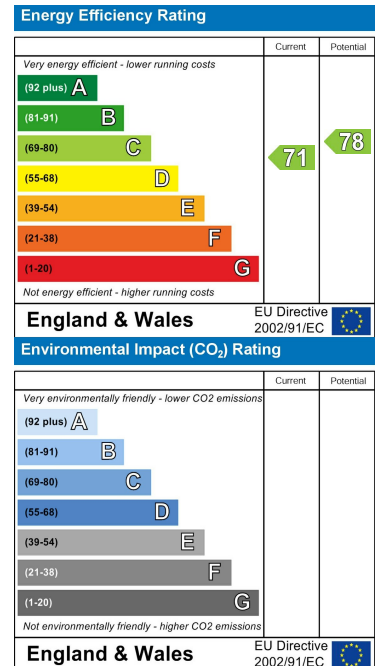
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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