



7 Old Rectory Gardens, Scunthorpe, DN17 2BF

£299,950

Set in a quiet cul-de-sac in an incredibly convenient spot on the edge of Ashby, we have this extended two bedroom detached bungalow available.

The plot position is perfect, with a private south west facing garden and inside the current owners have overhauled and improved this throughout with an extension to the back of the open plan kitchen creating an additional seating area leading on to the garden. Everything is finished to a high standard throughout with a modern kitchen and shower room.

We have a porch, lounge, open plan kitchen, sitting room, two double bedrooms with fitted furniture, shower room, garage, garden and parking at the front, then a secure landscaped garden at the back.

Viewings are available by appointment, please contact us to book.

Entrance

Lounge 16'0" x 11'7" (4.89 x 3.55)



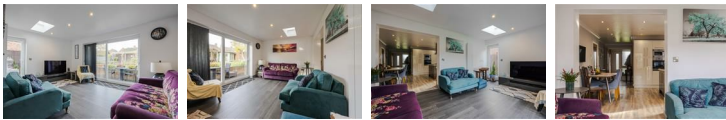
Outside



Kitchen 21'7" x 17'11" (6.59 x 5.47)



Sun room 16'4" x 10'8" (4.99 x 3.27)



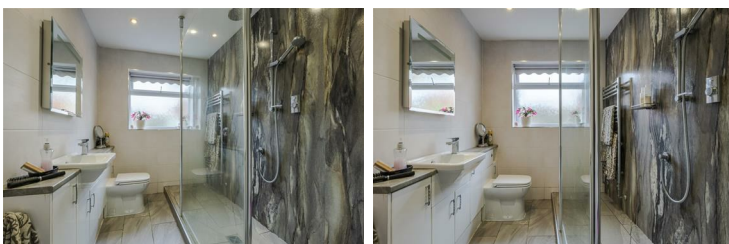
Bedroom one 14'5" x 12'0" (4.40 x 3.66)



Bedroom two 12'4" x 8'7" (3.77 x 2.62)

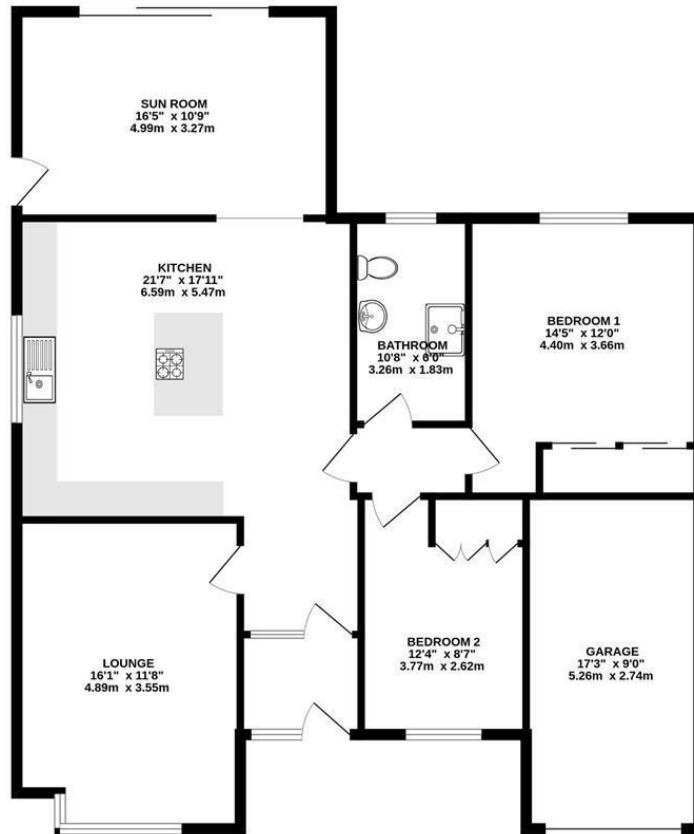


Bathroom 10'8" x 6'0" (3.26 x 1.83)



Garage 17'3" x 8'11" (5.26 x 2.74)

GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.

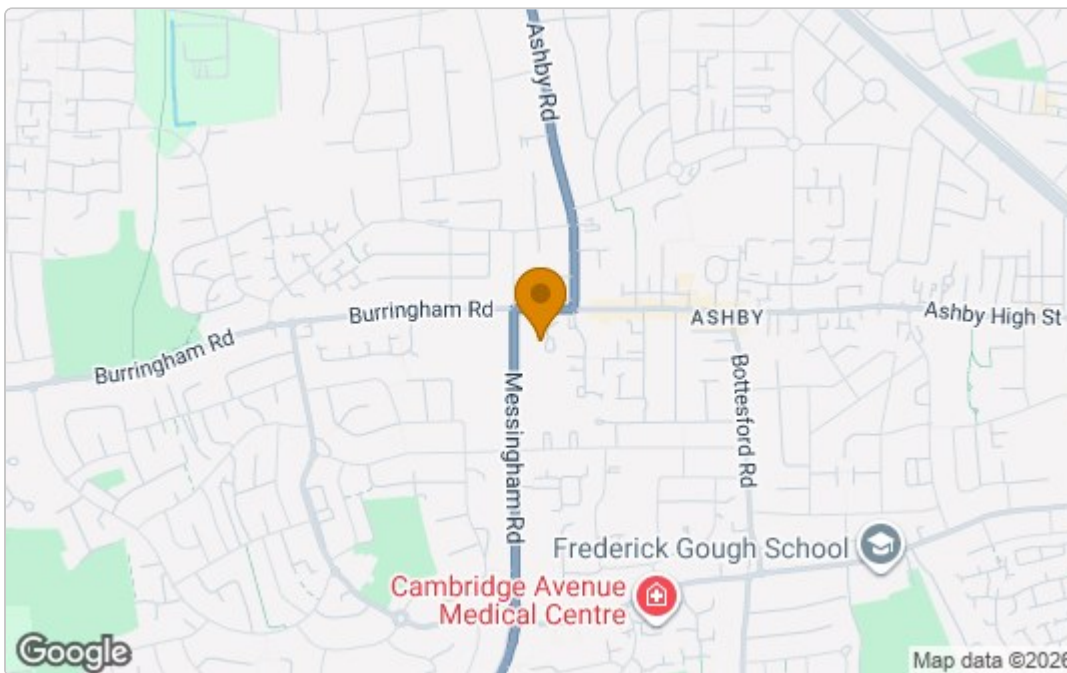


TOTAL FLOOR AREA: 1225 sq.ft. (113.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Memopix 02025.



Energy Efficiency Graph

Area Map



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		
	70	82
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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.