



## 43 Devonshire Road, Scunthorpe, DN17 1ER

£265,000

One of the most superb semi detached homes available in Old Brumby. Extended across the back and beautifully presented this is a gorgeous home, on a fantastic private plot.

The extension has created the kind of open plan kitchen we all want, it has a huge island, lantern and bi folding doors leading to the rear garden. There's also a utility just off for practicality as well as a downstairs W.C.. We also have a main hall and a family lounge, which has retained its original parquet flooring and bay window at the front. Upstairs all the bedrooms are good sizes and there's also a modern family bathroom. The driveway will take three cars, and there's a garage with a room at the back, ideal as a home office, studio, bar or just storage, it's plastered, decorated and has doors leading to the patio.

All sat in the ever popular Old Brumby area, sought after for its traditional housing, great size gardens and convenience for the town, schools and colleges. Viewings as always are by appointment, please contact us to book.

Entrance Hall



Bedroom Two 11'11" x 10'5" (3.65 x 3.19)



Lounge 17'7" x 12'6" (5.36 x 3.82)



Bedroom Three 9'10" x 8'3" (3.02 x 2.54)



Open Plan Living Kitchen 21'0" x 20'4" (6.41 x 6.21)



Utility Room 6'6" x 4'3" (2.00 x 1.32)

Downstairs W.C.

First Floor Landing



Family Bathroom 8'9" x 7'9" (2.68 x 2.38)



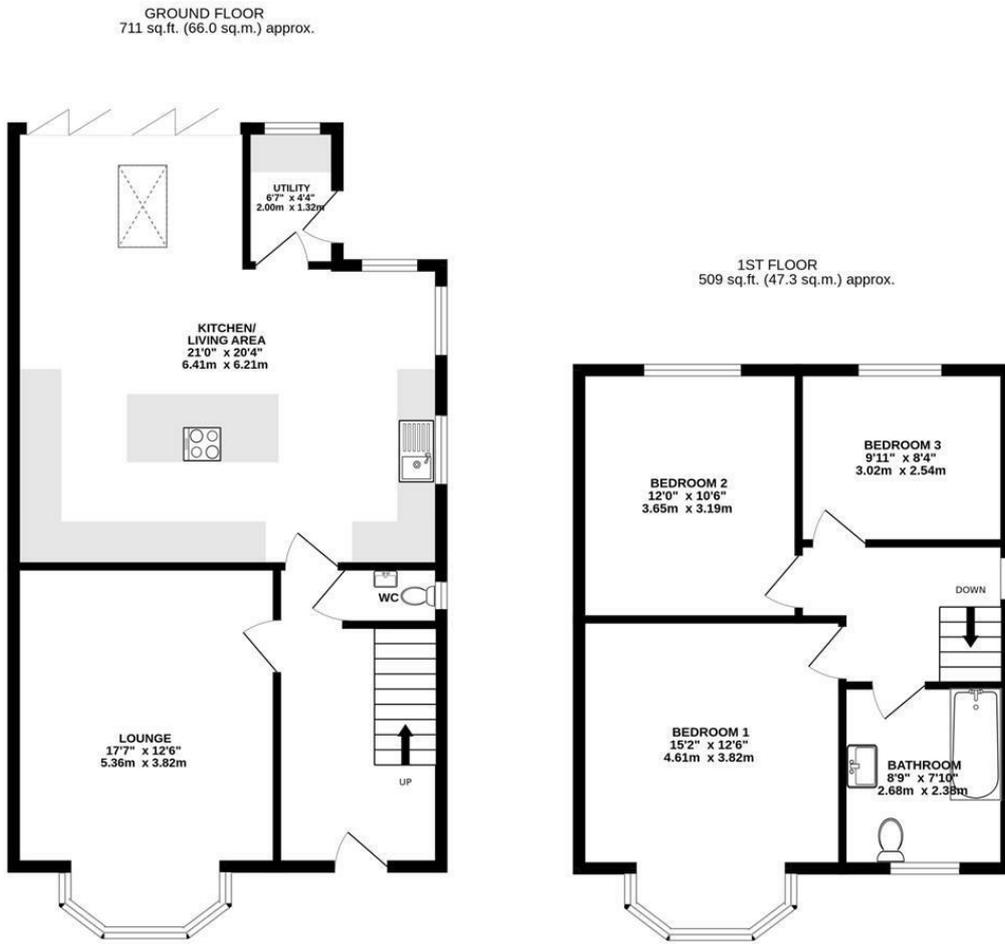
Outside



Bedroom One 15'11" x 12'6" (4.61 x 3.82)



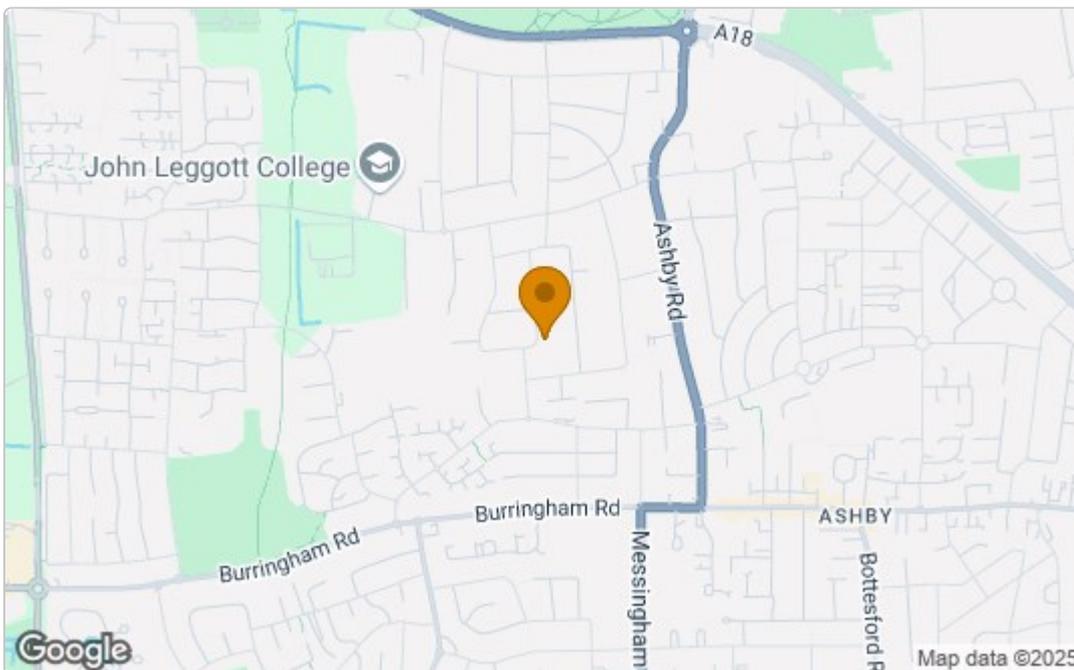
# Floor Plan



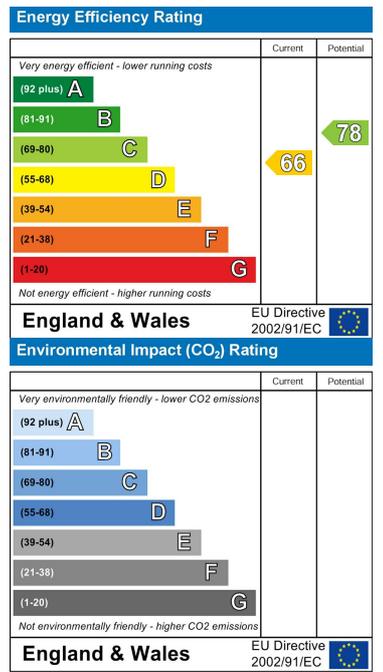
TOTAL FLOOR AREA: 1220 sq.ft. (113.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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