



37 St. Pauls Road, Scunthorpe, DN16 3DJ

£199,950

Immaculately presented by the current owners this four bed house at the bottom of Ashby that is ready to move straight into perfect for first time buyers and young families!

As you enter the property you have an entrance hall, lounge, dining room and a modern kitchen diner with separate utility room and downstairs shower room with W.C. To the first floor you have four bedrooms, three of which are good size doubles and a single bedroom that the current owners use as an office, the first floor also benefits from a family bathroom.

Outside there is a private rear garden mainly laid with turf, patio area and a raised decking area for seating and off road parking to the front. Available to view now please call the office to book your appointment!

Entrance

Lounge 13'0" x 12'11" (3.97 x 3.96)



Dining room 18'10" x 8'11" (5.76 x 2.74)



Kitchen / Breakfast room 17'3" x 9'7" (5.27 x 2.94)



Utility 7'5" x 7'0" (2.28 x 2.14)



Downstairs shower room 7'5" x 4'2" (2.28 x 1.28)

Landing

Bedroom one 12'11" x 12'2" (3.96 x 3.72)



Bedroom two 12'2" x 8'11" (3.72 x 2.74)



Bedroom three 15'2" x 5'9" (4.64 x 1.76)



Bedroom four 12'5" x 9'6" (3.80 x 2.92)



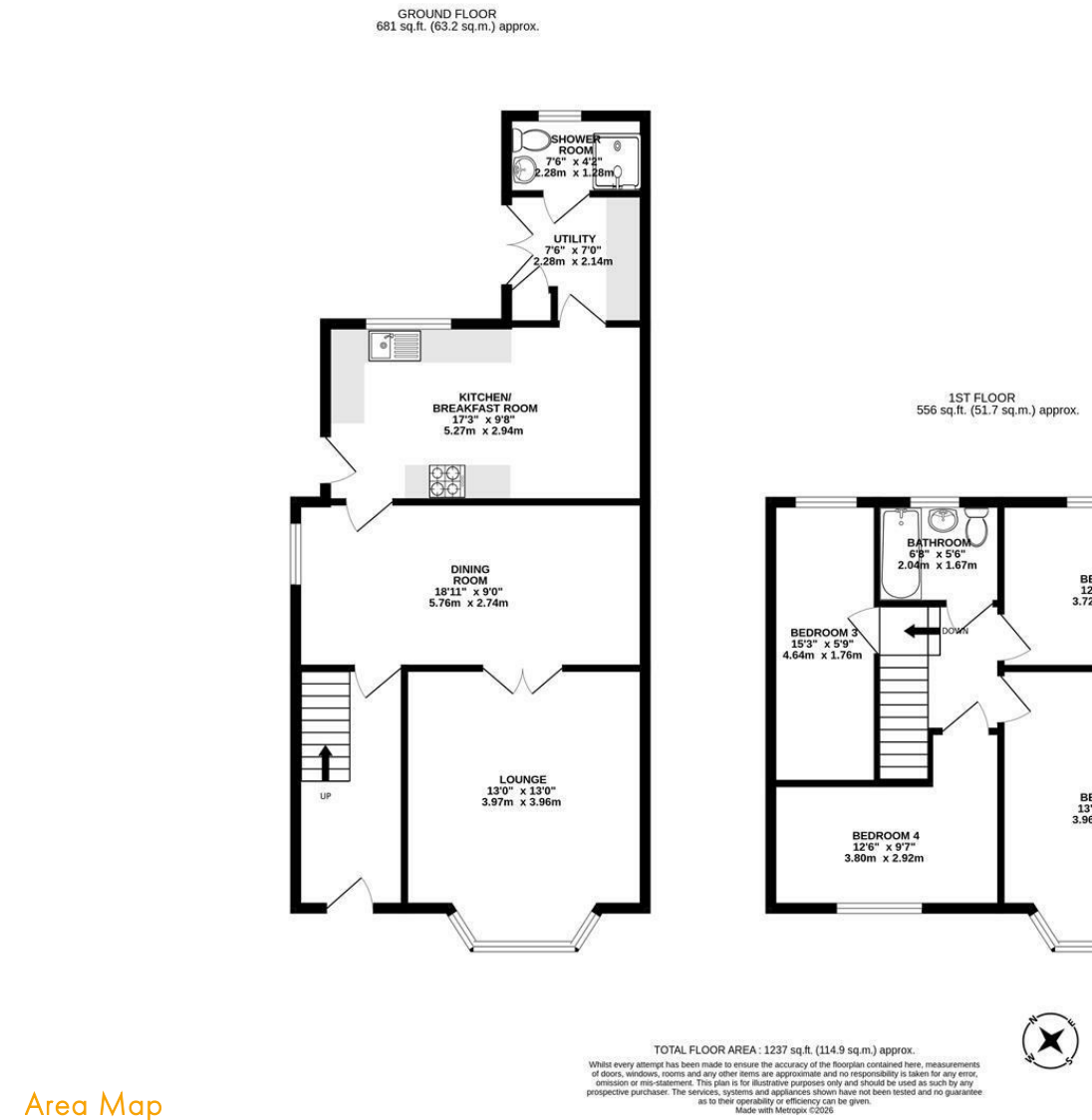
Bathroom 6'8" x 5'5" (2.04 x 1.67)



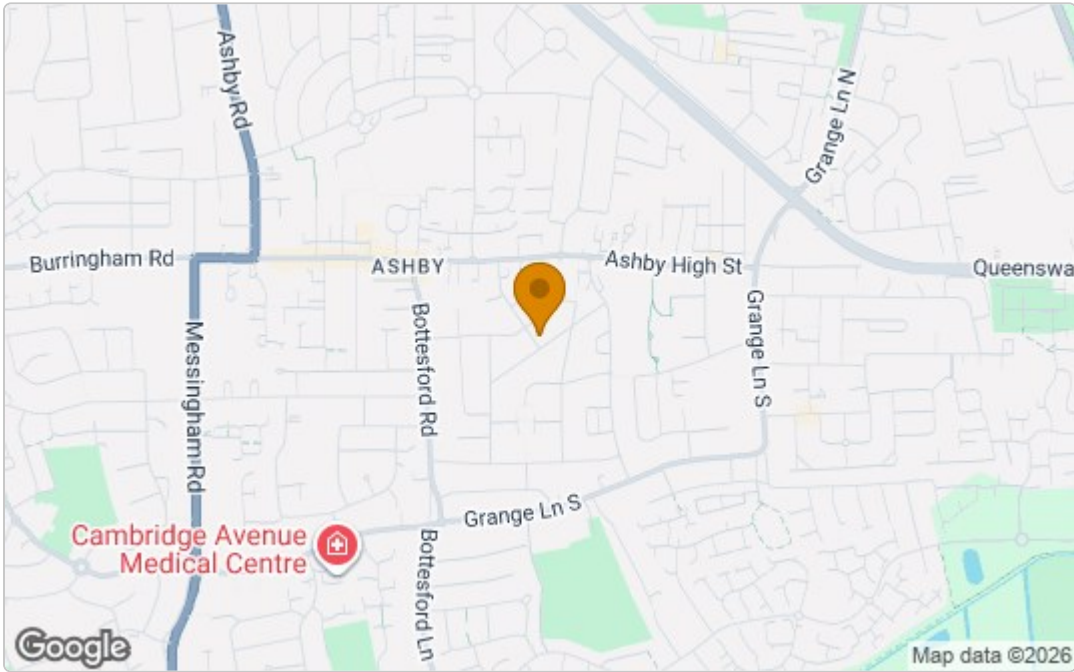
Outside



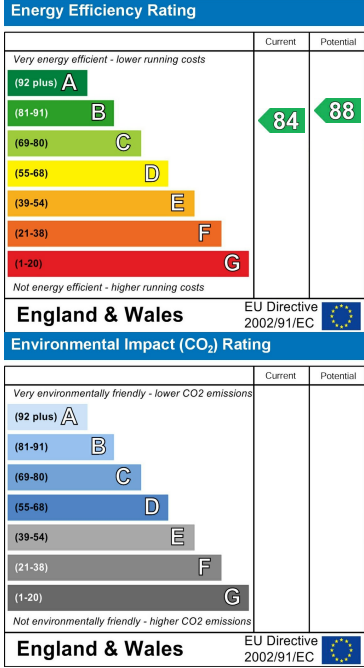
Floor Plan



Area Map



Energy Efficiency Graph



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