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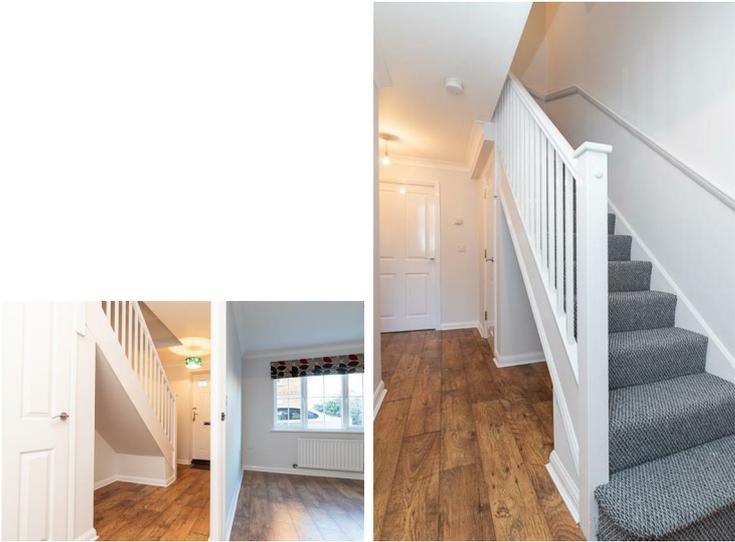


10 Saffre Close, Scunthorpe, DN15 9YN

£159,950

Freshly refurbished with redecoration and carpets, this property is ready for moving straight into. Positioned in the popular township of Winterton, this modern three storey townhouse has plenty to offer a growing family with ample living space throughout. On the ground floor there's an entrance hall with access into the large kitchen diner, study/dining room and downstairs W.C. and on the first floor there is a sizeable lounge with lovely elevated views of the church to the rear of the property, the third bedroom which is of a great size. The second floor consists of two further double bedrooms one of which with an en suite bathroom and the family bathroom. Outside the property has plenty of off road parking on a driveway leading to the detached garage and there's a secure garden to the rear. Don't miss out, give us a call to book a viewing!

Entrance Hall 14'4" x 5'10" (4.38 x 1.78)



Bedroom Three 12'5" x 8'11" (3.80 x 2.72)



Fitted Wardrobes

Kitchen Diner 14'11" x 11'2" (4.55 x 3.41)



Second Floor Landing 5'9" x 3'1" (1.77 x 0.95)

Bedroom One 13'3" x 9'1" (4.04 x 2.77)



Fitted Wardrobes

Study/Dining Room 10'7" x 8'10" (3.25 x 2.70)



Downstairs W.C. 6'4" x 3'5" (1.94 x 1.06)

First Floor Landing 12'8" x 5'9" (3.87 x 1.77)

Lounge 15'0" x 13'2" (4.58 x 4.02)



En Suite 5'7" x 5'5" (1.72 x 1.66)



Family Bathroom 6'7" x 5'7" (2.02 x 1.71)



Outside



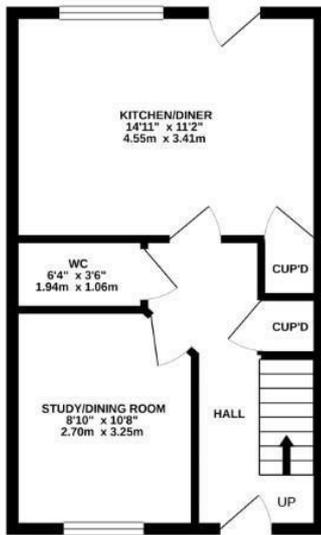
Bedroom Two 11'6" x 10'3" (3.51 x 3.14)



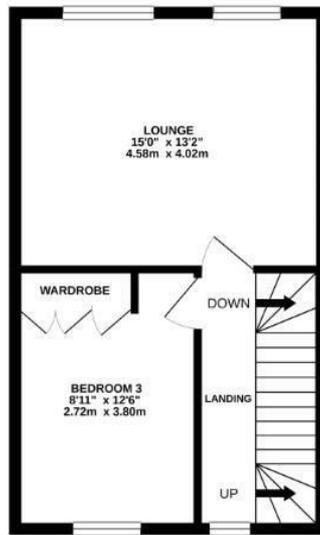
Garage 8'11" x 18'3" (2.73m x 5.58m)

Floor Plan

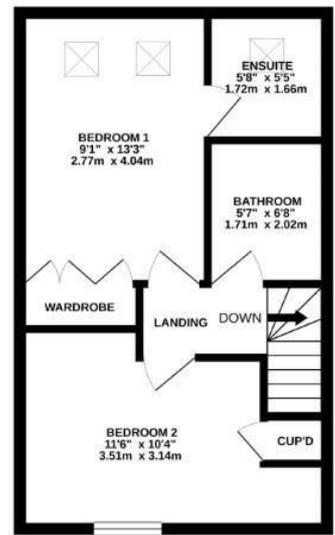
GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



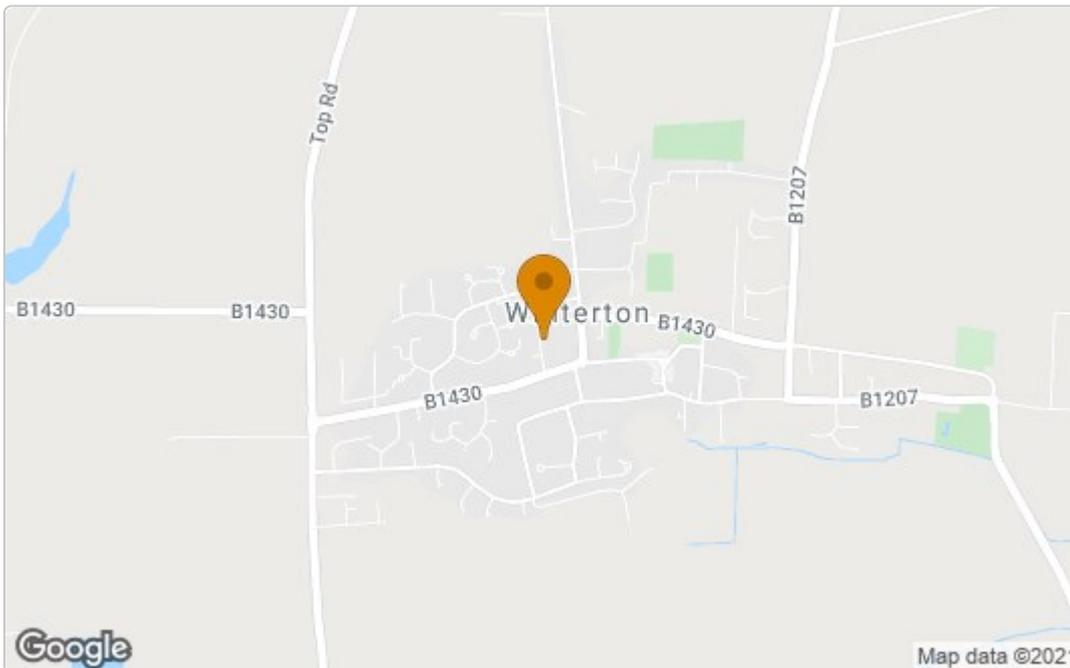
2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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			
England & Wales		EU Directive 2002/91/EC	

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.