



16 Welland Drive, Scunthorpe, DN15 9DR

£249,950

Really good value four bedroom detached home in a lovely village, in a quiet road position this is perfect for a family with good bedroom sizes and well proportioned living space. The combination boiler was installed in 2022 and throughout the house has been well maintained. Layout wise we have a hall, lounge open plan to the dining room, a kitchen with utility and w.c., (the layout would also lend itself to a knock through between the kitchen and dining room if you'd like an open plan kitchen), upstairs we four bedrooms, made up of three doubles and one single alongside a modern family bathroom. Outside we have a drive, garage and secure garden. If you would like to book or viewing or get more information, please get in touch.



Entrance Hall 13'10" x 6'5" (4.23 x 1.97)



Lounge 13'10" x 12'10" (4.24 x 3.93)



Dining Room 10'11" x 9'5" (3.33 x 2.88)



Kitchen 10'10" x 9'8" (3.32 x 2.97)



Utility 10'11" x 8'11" (3.33 x 2.74)



W.C.

First floor landing

Bedroom One 12'10" x 11'10" (3.93 x 3.63)



Bedroom Two 12'0" x 11'10" (3.67 x 3.63)



Bedroom Three 10'4" x 8'4" (3.16 x 2.55)



Bedroom Four 8'4" x 7'5" (2.56 x 2.28)

Family Bathroom



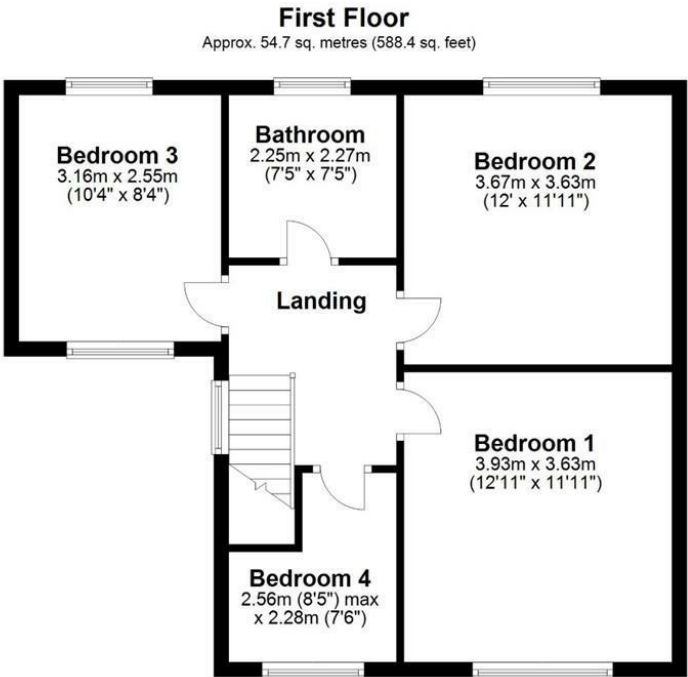
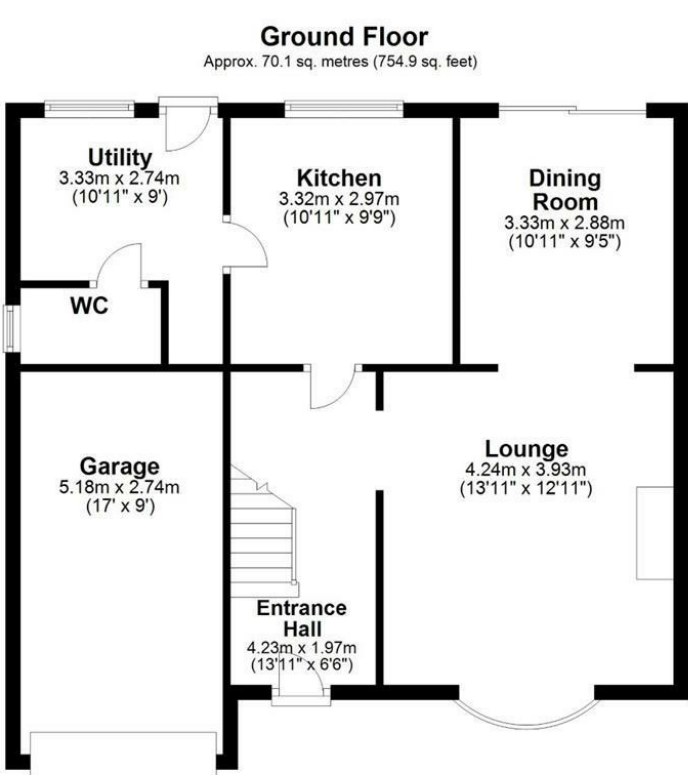
Outside



Garage 16'11" x 8'11" (5.18 x 2.74)



Floor Plan

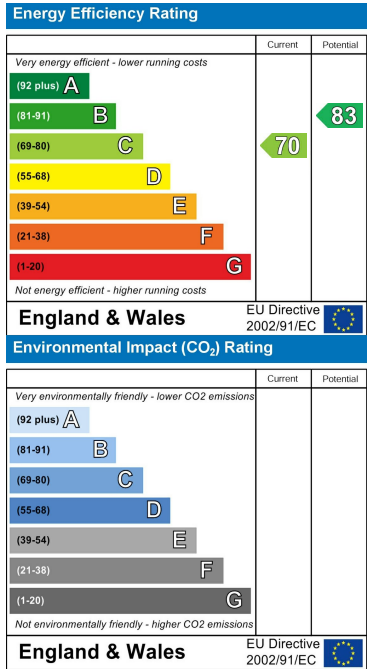


Total area: approx. 124.8 sq. metres (1343.2 sq. feet)

Area Map



Energy Efficiency Graph



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