



65 Eton Drive, Scunthorpe, DN17 2PL

**£225,000**

A really great value extended four bed semi detached home in Bottesford positioned in a popular area close to great school catchments and amenities and with a detached workshop/garage!

To the ground floor you have a great size lounge with further reception area that the current owners use as a play area. There is also a modern kitchen leading on to a sun room that is currently used as dining room. There is also a W.C to the ground floor. Upstairs you have four bedrooms, three of which are great doubles and a single bedroom, there is also a family bathroom and en suite bathroom of bedroom three.

Outside there is a detached workshop/garage and good size garden with separate seating and turf area. To the front of the property there is parking for a couple of vehicles. Available for viewings now please call to book your appointment.

## Entrance



## W.C

Bedroom one 12'2" x 12'0" (3.71m x 3.67m)



Reception Area 9'8" x 8'1" (2.95m x 2.48m)



Bedroom two 12'2" x 11'10" (3.71m x 3.62m)



Bedroom three 13'0" x 8'4" (3.97m x 2.55m)



Ensuite 8'4" x 5'5" (2.55m x 1.67m)

Bedroom four 8'0" x 7'5" (2.46m x 2.28m)



Lounge 9'8" x 8'1" (2.95m x 2.48m)



Sitting/Dining Room 14'0" x 10'9" (4.29m x 3.29m)



Kitchen 13'11" x 9'1" (4.25m x 2.79m)



Garage 18'6" x 8'4" (5.64m x 2.55m)

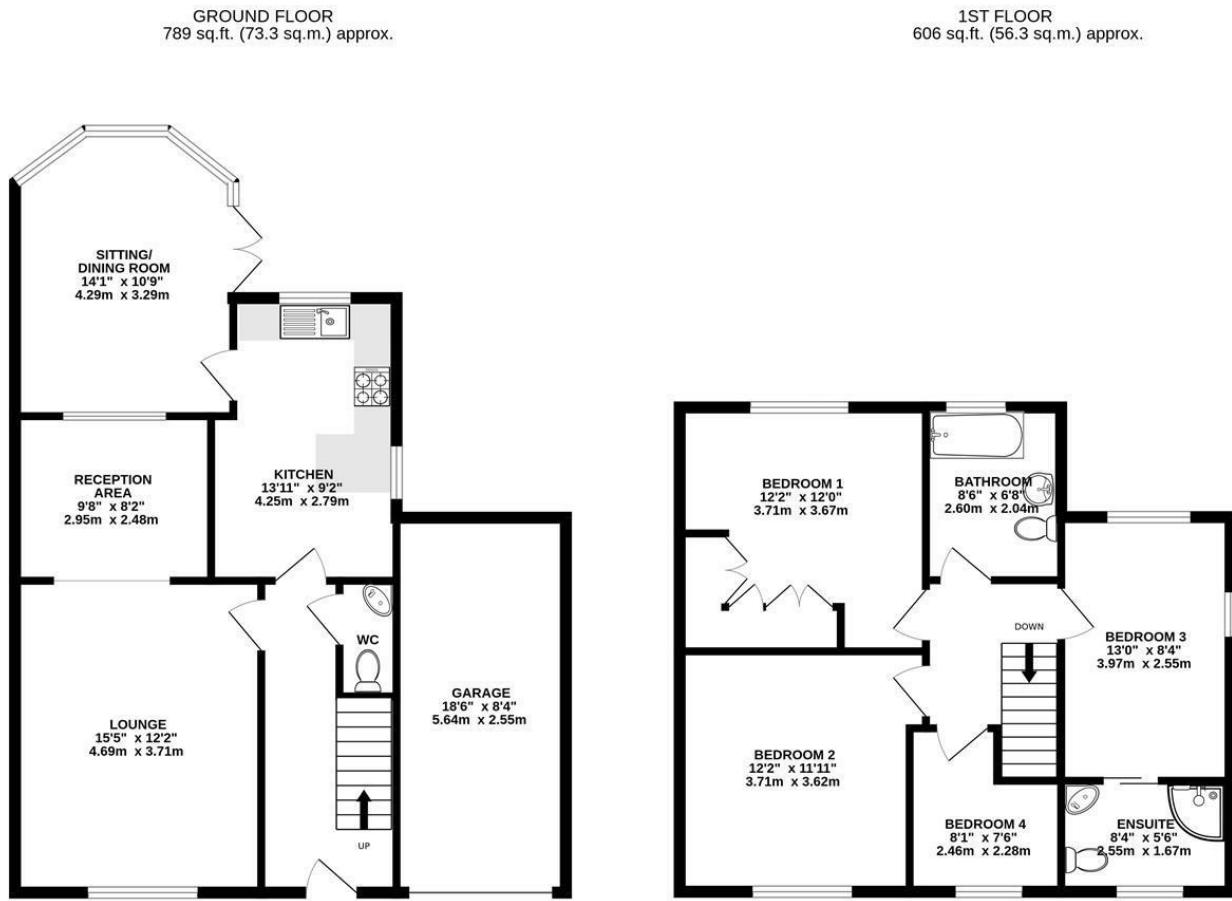
Bathroom 8'6" x 6'8" (2.60m x 2.04m)



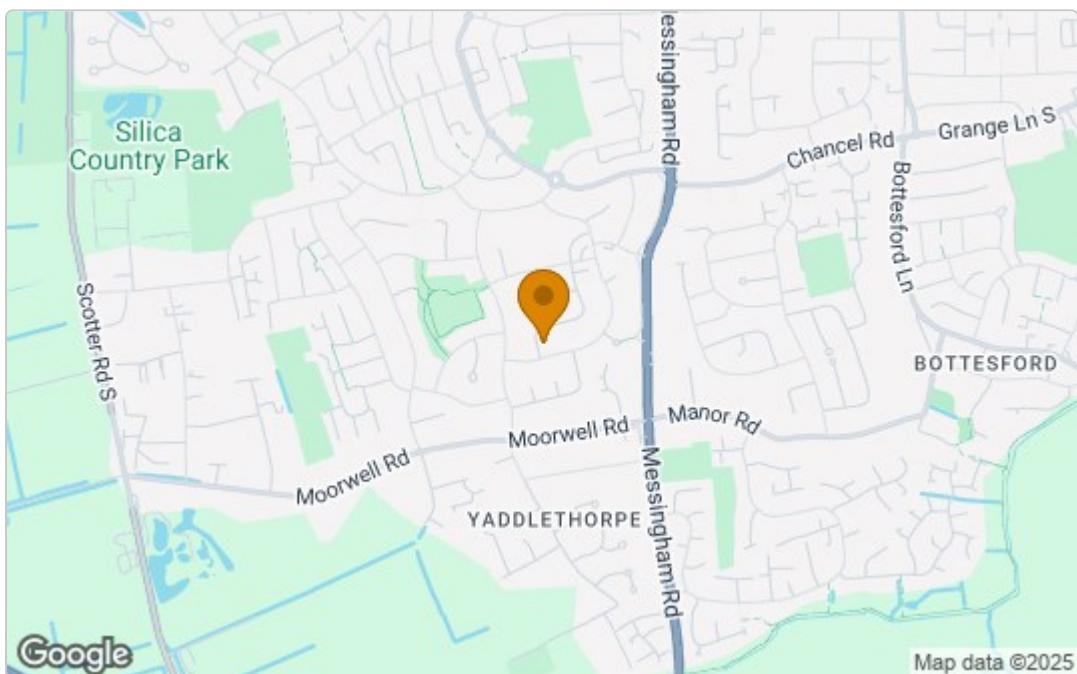
## Outside



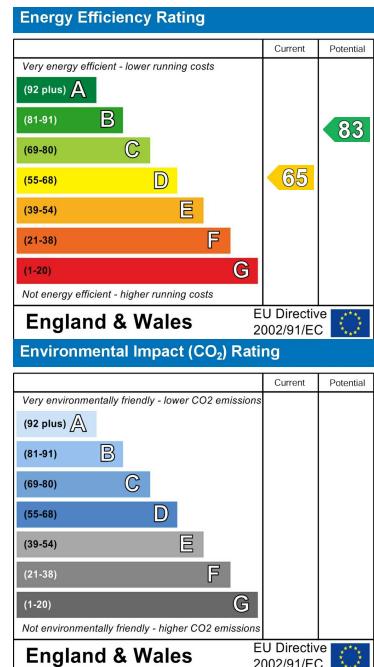
# Floor Plan



## Area Map



## Energy Efficiency Graph



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