



## 53 Jacklins Approach, Scunthorpe, DN16 3PF

£215,000

Such a good position on this extended and well proportioned semi detached home in the heart of Bottesford on Jacklin's Approach. The garden spot is excellent, private, south west facing and a really good size. The house itself has great space, three decent bedrooms and a family bathroom upstairs with a generous lounge, and a fantastic L shaped open plan living kitchen diner, with a utility and w.c. off to one end and a conservatory leading to the garden at the other.

Location wise this is genuinely excellent, in a quiet enough spot but close to everything including some of the area's best school's. Viewing's are available, please contact us to book in.

Entrance



Bedroom one 12'5" x 11'5" (3.81 x 3.50)



Lounge 19'0" x 12'2" (5.81 x 3.71)



Bedroom two 11'5" x 8'11" (3.50 x 2.74)



Kitchen 22'1" x 8'4" (6.75 x 2.56)



Bedroom three 9'5" x 7'2" (2.88 x 2.20)



Sitting area 12'5" x 7'11" (3.80 x 2.42)



Utility

Downstairs W.C.

Landing

Family bathroom 8'7" x 7'2" (2.63 x 2.20)



Conservatory 10'2" x 9'4" (3.12 x 2.85 )

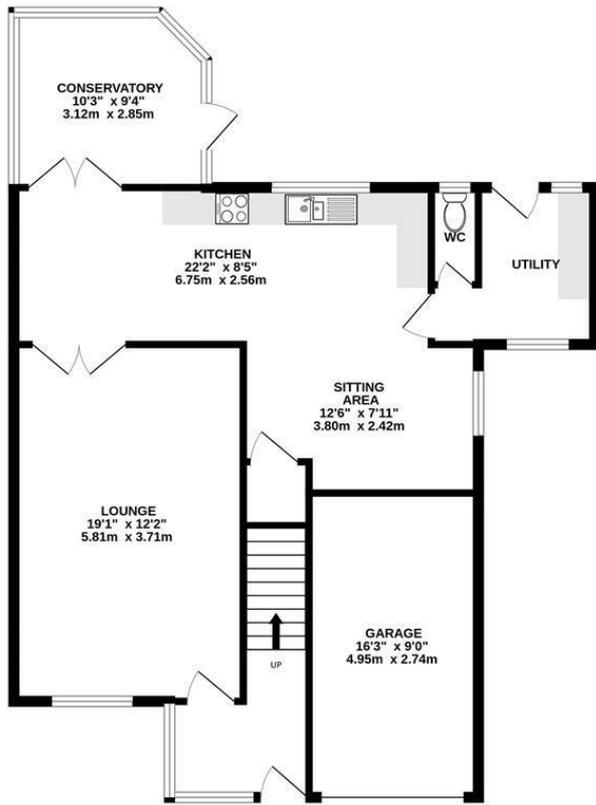


Outside

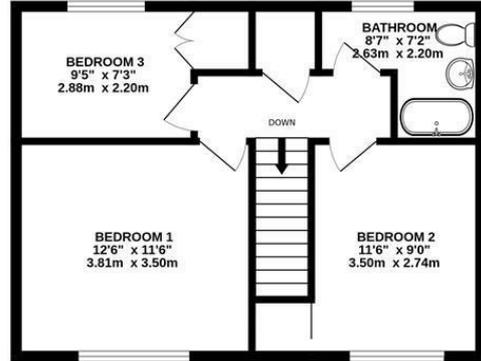


# Floor Plan

GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



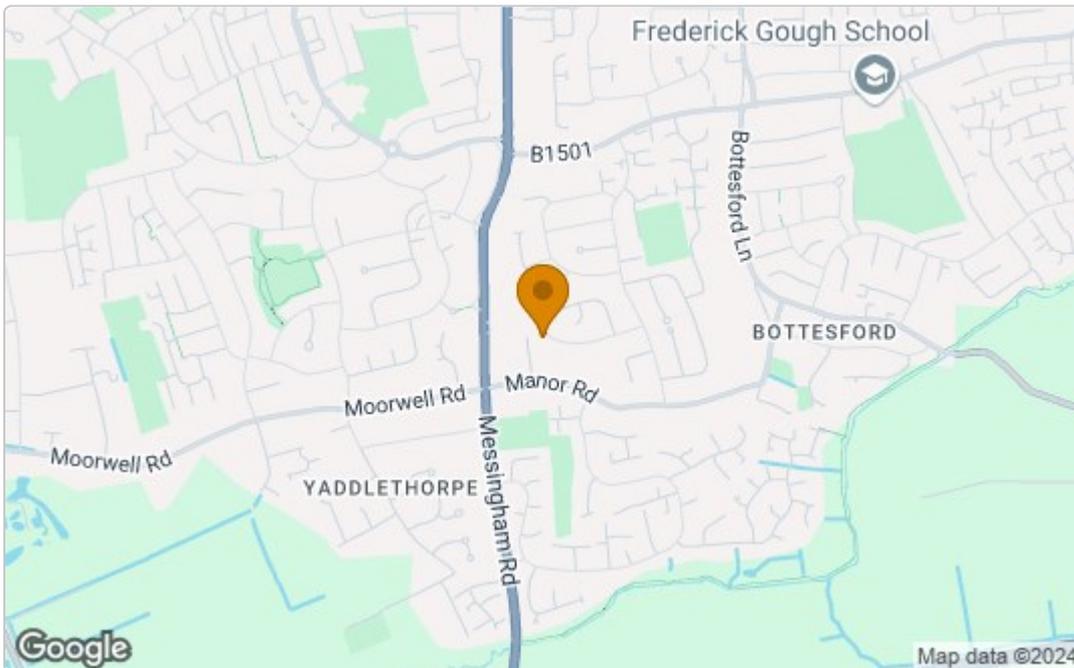
1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



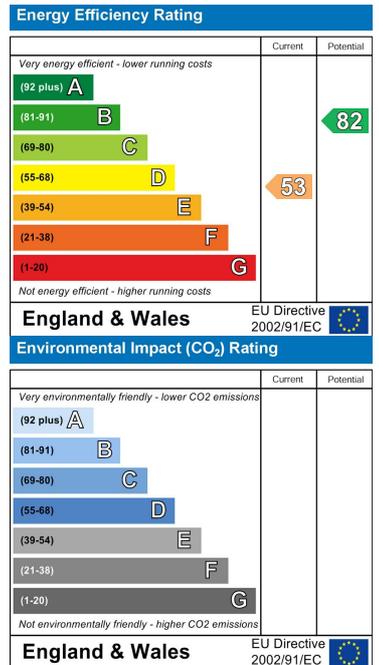
TOTAL FLOOR AREA: 1365 sq.ft. (126.8 sq.m.) approx.

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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