



13 Copper Beech Walk, Scunthorpe, DN16 3QQ

£240,000

An extended four bedroom semi detached home, in the popular Bottesford area close to local amenities and great school catchments.

The ground floor comprises of an entrance hall, good size lounge, downstairs W.C. a modern kitchen leading through to utility room. On the first floor there are two double bedrooms, a further well proportioned bedroom and a family bathroom, whilst on the second floor there is a principle bedroom with a modern en suite.

Outside the property offers off road parking for multiple cars, a single garage and a secure rear low maintenance garden. Viewings are available now, please call to get booked in.

Entrance hall

Kitchen 12'1" x 11'7" (3.69 x 3.55)



Lounge 18'6" x 11'6" (5.66 x 3.52)



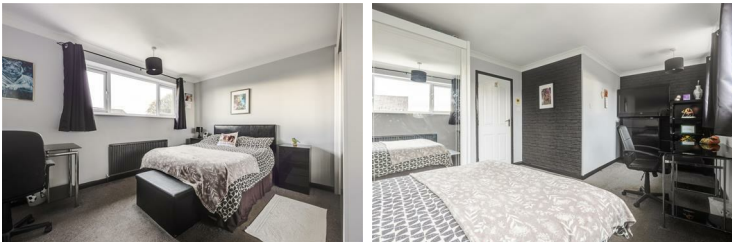
Utility 8'2" x 6'5" (2.51 x 1.97)



Downstairs W.C. 6'5" x 5'5" (1.97 x 1.67)

First floor landing

Bedroom two 18'6" x 11'7" (5.66 x 3.55)



Bedroom three 11'6" x 10'3" (3.52 x 3.13)



Bedroom four 11'6" x 8'3" (3.52 x 2.53)



Family bathroom 7'8" x 6'5" (2.34 x 1.97)



Second floor landing

Bedroom one 18'6" x 16'3" (5.66 x 4.97)



En suite



Garage 18'9" x 13'4" (5.73 x 4.08)

Outside



Floor Plan



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 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.

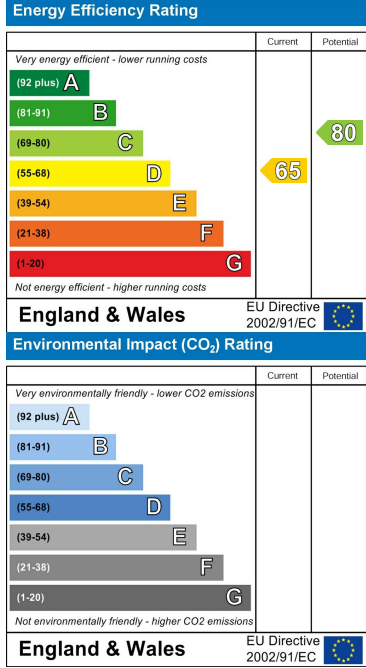
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Area Map



Energy Efficiency Graph



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