



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS



**2 Meadow Lane,
Eastfield, Scarborough,
YO11 3LZ**

£218,000

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- DORMER BUNGALOW
 - OVER 1600 SQFT
 - GENEROUS GROUND FLOOR
 - FLEXIBLE 3/4 BEDROOMS



Significantly extended semi detached dormer bungalow offering versatile accommodation mostly over the ground floor. Currently three bed's but could work as four. Gas c/heating. Lots of parking space and garage. All well presented throughout. Popular and well established location. Ideal family home.



GROUND FLOOR

SERVICES

All mains services are connected to this property.

COUNCIL TAX

Band B.

ENTRANCE HALL

Cupboard.

SITTING ROOM

17'1" x 11'0" (5.21m x 3.35m)

Fire surround with electric fire. Front window. Radiator. Stairs leading off to the first floor.

LOUNGE

12'4" x 11'0" (3.76m x 3.35m)

French doors out onto garden. Radiator.

BATHROOM

Three piece suite with separate shower. Radiator.

DINING ROOM

10'2" x 8'10" (3.1m x 2.69m)

Window into front entrance hall way. Radiator.

BEDROOM THREE

13'5" x 11'0" (4.09m x 3.35m)

Side window. Radiator.



SUN ROOM

11' 2" x 8' 2" (3.4m x 2.49m)

Fully glazed with French doors leading out onto rear yard.

UTILITY ROOM

11' 0" x 8' 2" (3.35m x 2.49m)

Plumbing for washer, dryer and additional fridge freezer. Side door onto outdoor porch.

FIRST FLOOR

LANDING

Built in wardrobes.

BEDROOM ONE

15' 9" x 10' 10" (4.8m x 3.3m)

Rear window. Radiator.

EN-SUITE

Three piece suite. Radiator. Rear window.

BEDROOM TWO

15' 9" x 10' 10" (4.8m x 3.3m)

Rear window. Radiator.

OUTSIDE

Front garden mainly laid with stone flags. Low hedge border. Enclosed, rear yard with built in wood burning stove.

Parking for multiple vehicles.

GARAGE

Power and light.



KITCHEN DINER

19' 10" x 9' 0" (6.05m x 2.74m)

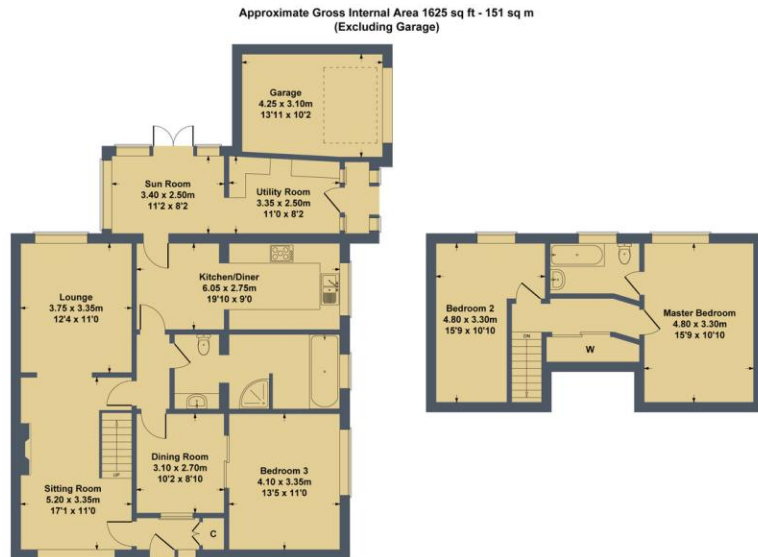
Modern base and wall units. Built in oven, hob, extractor fan and fridge freezer. Side window.

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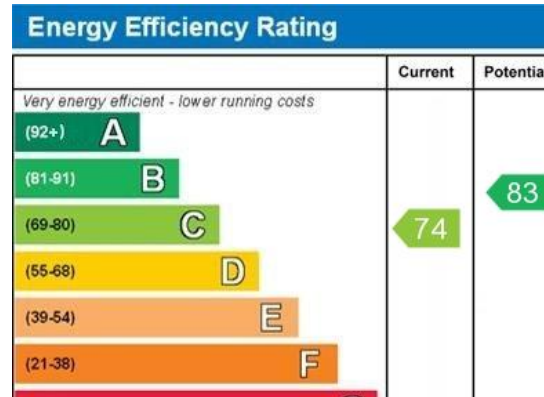
Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Floorplan

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.