



Mere Dyke Road  
Luddington  
Scunthorpe  
Lincolnshire  
DN17

Offers in Excess of £440,000

bettermove



# Mere Dyke Road Scunthorpe

Bettermove are proud to present this 6 bedroom detached house, including a 2 bedroom annexe, available with no forward chain.

The property benefits from double glazing, solar panels, and gas central heating throughout, with ample off road parking available behind newly fitted electric and pedestrian gates, giving privacy and secure parking.

The council tax band is E.

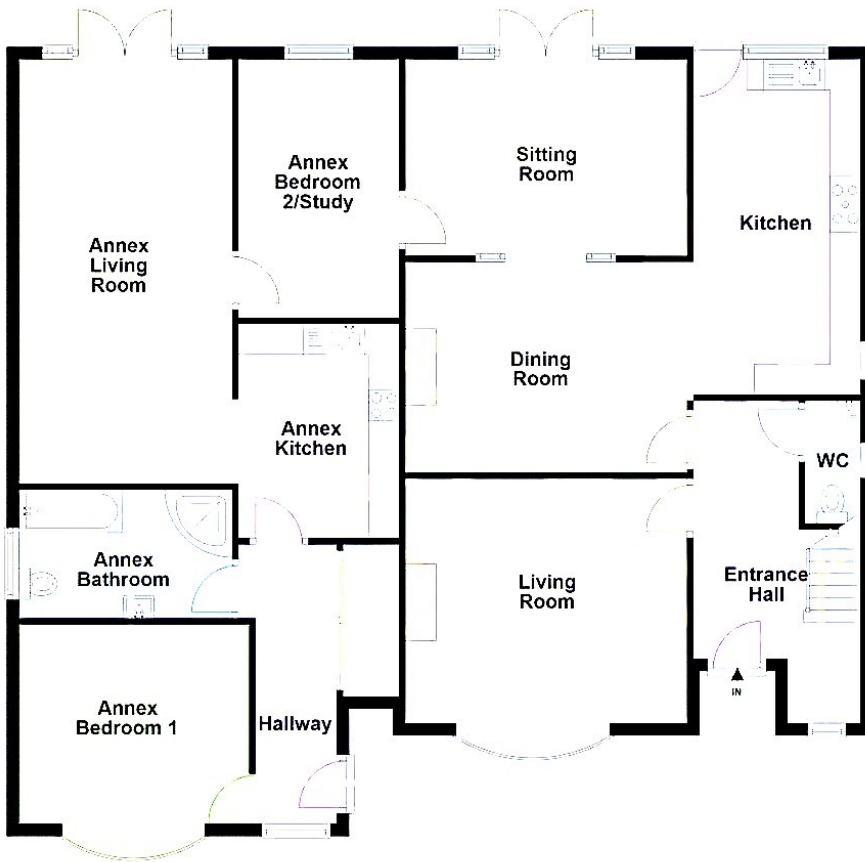
The interior of this beautifully presented property is split into a four bedroom house, and an attached 2 bedroom annexe. The main house comprises two reception rooms, dining room, fitted kitchen, and WC on the ground floor. The first floor consists of four spacious bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The annexe, which has its own front door access, houses a spacious living room, fitted kitchen, a family bathroom, and two bedrooms. Outside, the property boasts an outbuilding with bar and pool table, hot-tub, and a large, private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the sought-after village of Luddington, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Althorpe Train Station (6.0 miles), a variety of local bus routes, and quick access to the M180.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Ground Floor



First Floor



Total area: approx 219.3 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	84	88
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	72	76
England, Scotland & Wales		
EU Directive 2002/91/EC		





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)