



42 Bolingbroke Road, Scunthorpe, DN17 2NH

£179,950

A really great sized three bed semi detached with good clean decor throughout and three separate reception rooms.

On the ground floor there is an entrance hall, lounge, kitchen and a dining room leading in to the conservatory, whilst upstairs there are two double bedrooms, a further well proportioned single bedroom and a family bathroom.

Outside of the property there is a lovely rear garden with lawned and patio area, a garage and off road parking for a couple of cars. Viewings are available now, so call us to book in!

Entrance hall

Kitchen 11'7" x 9'8" (3.55 x 2.97)



Bedroom two 12'4" x 9'5" (3.78 x 2.88)



Lounge 14'3" x 12'9" (4.36 x 3.90)



Bedroom three 10'1" x 7'4" (3.08 x 2.25)

Bathroom 6'3" x 6'3" (1.93 x 1.93)



Dining room 11'7" x 9'0" (3.55 x 2.76)



Garage 17'8" x 9'4" (5.41 x 2.85)

Outside

Sun room 10'1" x 9'7" (3.09 x 2.94)

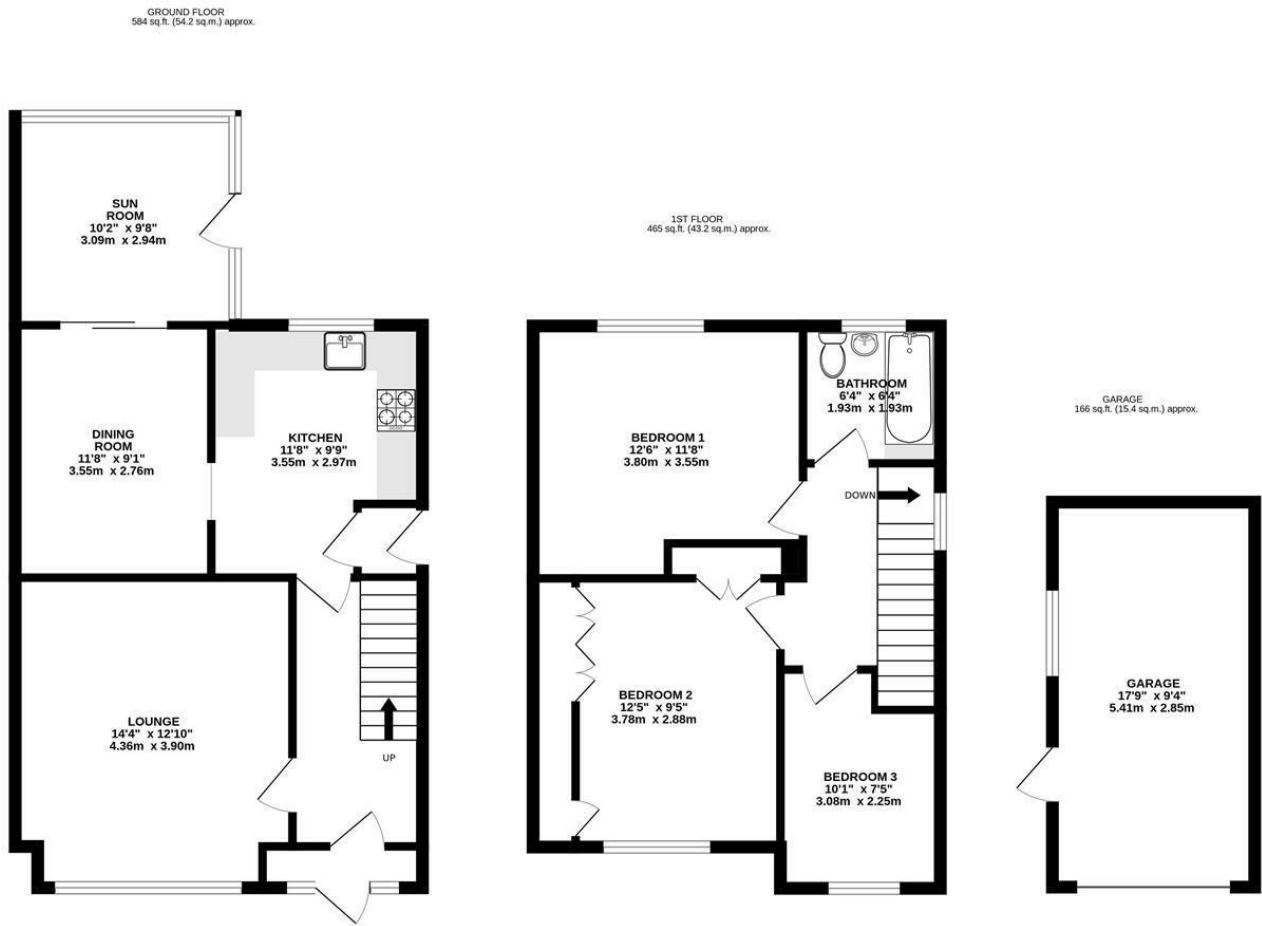


Landing

Bedroom one 12'5" x 11'7" (3.80 x 3.55)



# Floor Plan



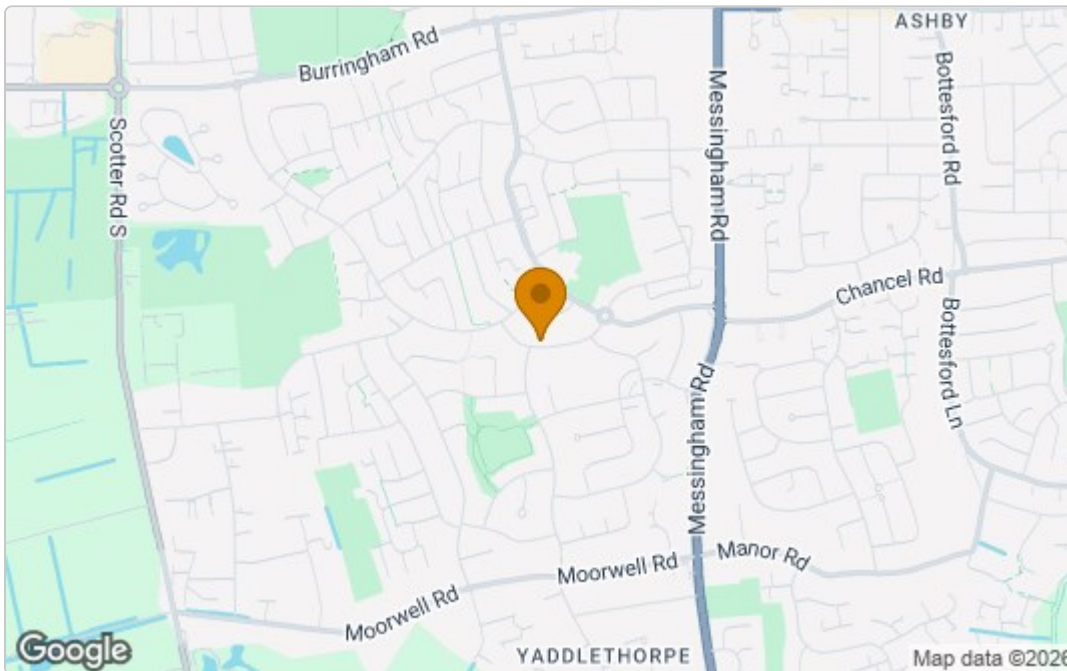
TOTAL FLOOR AREA : 1215 sq.ft. (112.8 sq.m.) approx.

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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## Energy Efficiency Graph

## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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