



34 Gadwall Way, Scunthorpe, DN16 3UU

£185,000

On the edge of Lakeside in a quiet cul de sac with lovely views of Ashby Ville is this three bedroom semi detached house that is on a great plot and ready to move straight into! A perfect first time buy or family home in our opinion in a really convenient location within walking distance to shops, school catchments and close to motorway links.

To the ground floor you have an entrance hall with under stairs storage and W.C, cozy lounge and modern kitchen diner across the back with patio doors on to the rear garden. To the first floor you have three bedrooms, two double bedrooms the master with en suite and storage and a well proportioned single bedroom and a family bathroom.

Outside there is a low maintenance garden laid with turf and a patio seating area at the top of the garden. To the front of the property there is a driveway for parking for multiple vehicles.

Available for viewings now please call the office to book your appointment!

Entrance

Entrance hall with understairs storage, panelling and access to the W.C.

Lounge 14'10" x 10'9" (4.54 x 3.28)



Kitchen diner 17'5" x 9'11" (5.31 x 3.03)



Modern kitchen diner with patio doors to the rear garden.

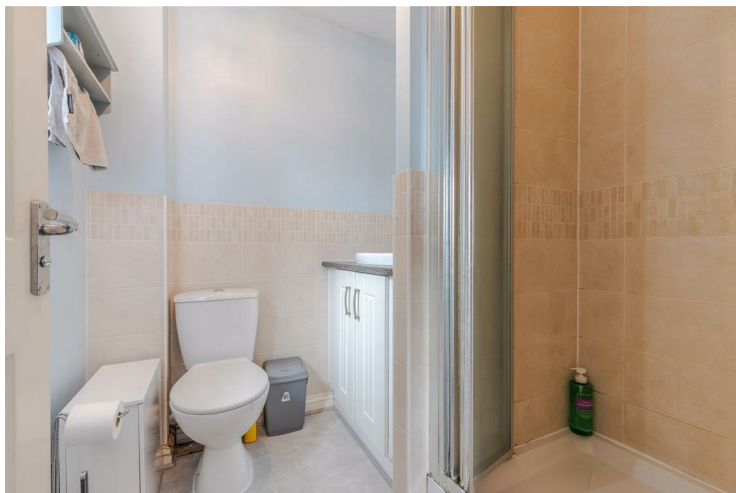
Landing

Bedroom one 12'0" x 11'7" (3.68 x 3.55)



Spacious bedroom with built in storage and access to the en suite shower room.

En suite



Bedroom two 11'1" x 9'5" (3.38 x 2.88)



Good size double bedroom with views over Ashby Ville and the rear garden.

Bedroom three 9'5" x 8'3" (2.88 x 2.53)



Good size single bedroom with views over Ashby Ville and rear garden.

Bathroom



Modern three piece family bathroom

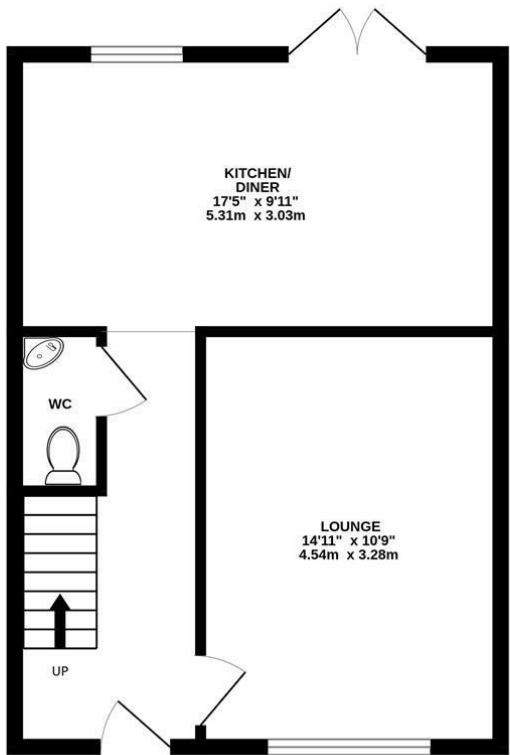
Outside



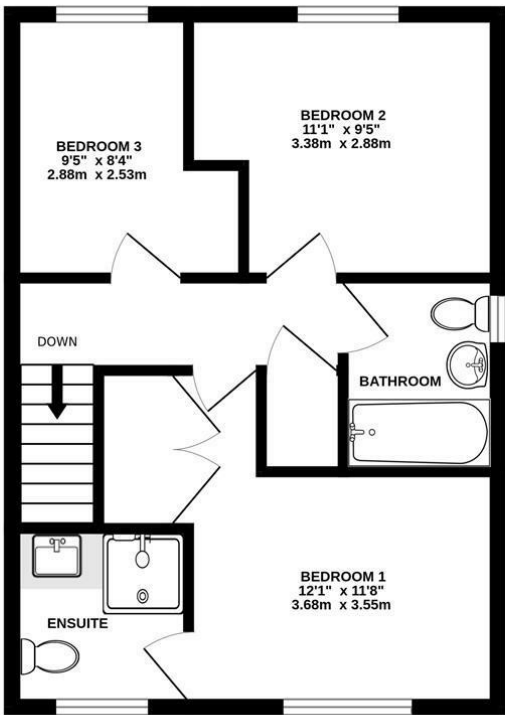
Enclosed rear garden with turf and patio area, off road parking to the front for multiple vehicles.

Floor Plan

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



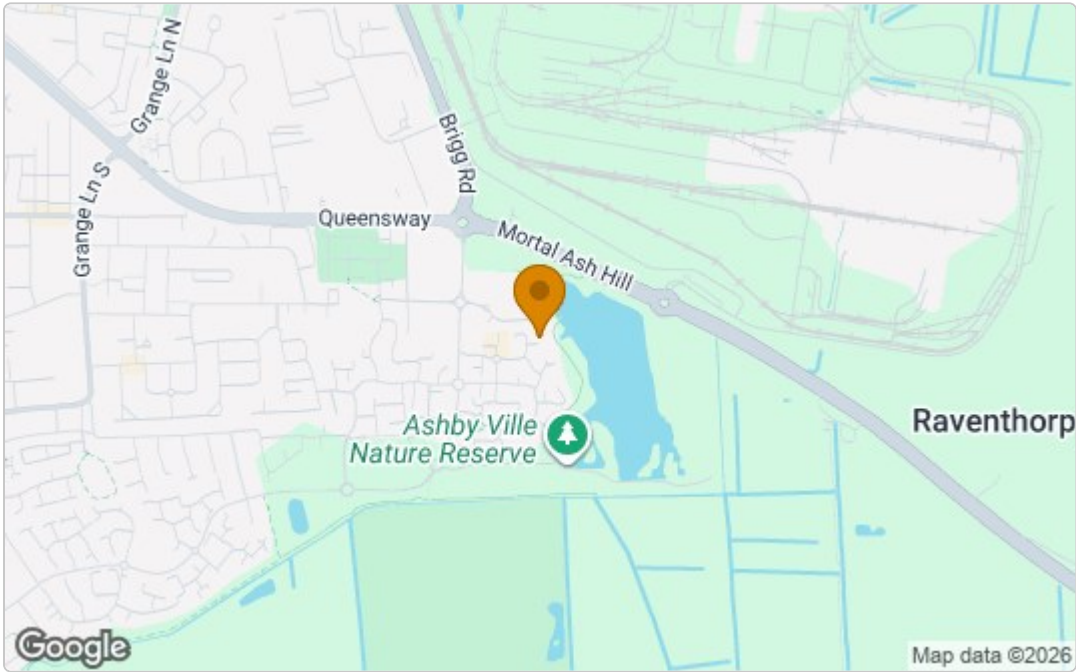
1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



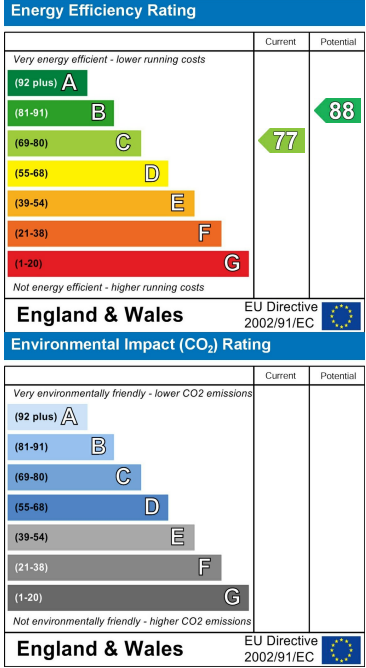
TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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