



## 20 Lakeside Drive, Scunthorpe, DN17 2AG

**£365,000**

Positioned on the exclusive and prestigious sought after Silica lodge estate in Scunthorpe is this three bedroom detached bungalow that is a great size and ready to move straight into and has the benefit of no chain!

As you enter the property you have a spacious porch leading on to a great size central hallway. Off the hallway is a good size lounge with bay window with views of the silica lodge pond and woodland. The property has three double bedrooms, a family bathroom and modern open plan kitchen dining space which leads on to a utility area and W.C, there is also a boiler room with further storage. The property also has the benefit of a loft room that has potential to create further bedrooms if required.

Externally there is a private rear lawned garden, detached double garage with a storage room to the back and off road parking for a few vehicles. Available to view now please call the office to book your appointment!

Porch

Hall



Bedroom two 11'4" x 9'11" (3.46 x 3.03)



Lounge 17'5" x 16'0" (5.33 x 4.89)



Bedroom three 11'4" x 9'11" (3.46 x 3.03)



Kitchen diner 24'9" x 13'11" (7.55 x 4.25)



Bedroom one 14'11" x 11'5" (4.55 x 3.50)



Bathroom 10'4" x 8'1" (3.15 x 2.47)



W.C.

Utility 12'0" x 7'6" (3.67 x 2.30)



Loft room

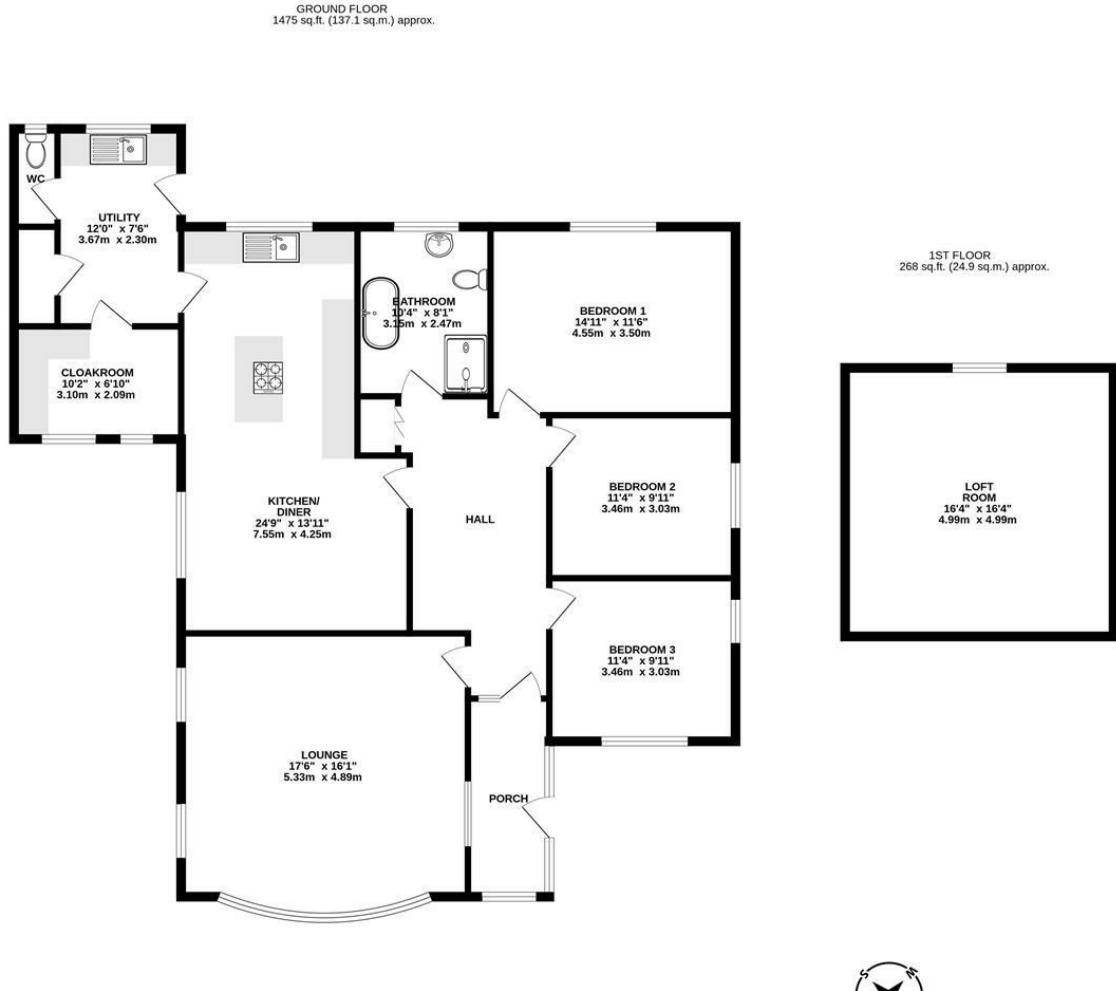
Cloakroom 10'2" x 6'10" (3.10 x 2.09)



Outside



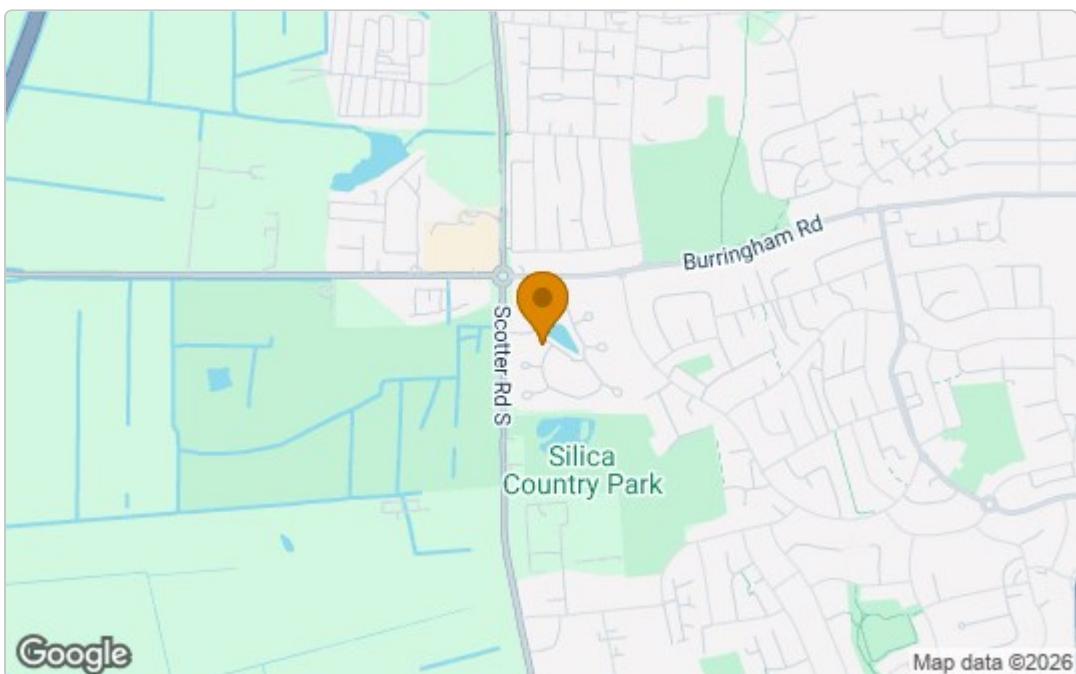
# Floor Plan



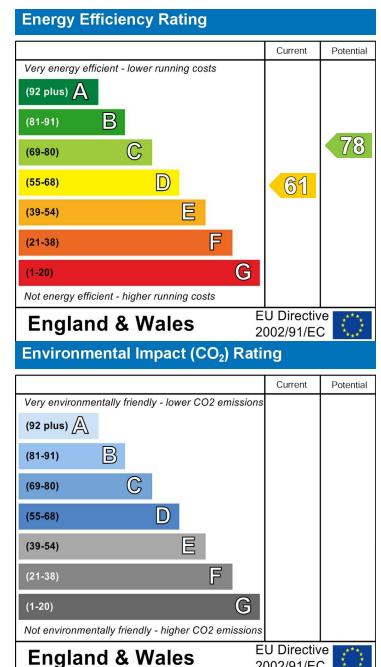
TOTAL FLOOR AREA : 1743 sq.ft. (162.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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