



30 Osprey Drive, Scunthorpe, DN16 3EZ

£169,950

This three bed semi detached home is located in the sought after Lakeside estate of Scunthorpe, close to local amenities and neutrally decorated throughout, making an ideal first time buy or young family home with great school catchments close by.

The ground floor of the property comprises of a kitchen and good size lounge diner with French doors opening the space up to the rear garden and offering lots of natural light. There is also a W.C to the ground floor. The first floor to the property benefits from three well proportioned bedrooms and a modern family bathroom. Outside of the property, at the rear there is a secure and well maintained rear garden with a paved seating area. At the front of the property, there is off road parking for a couple of cars.

Available now! Please call our office to book a viewing.

Entrance



Bedroom two 11'0" x 8'2" (3.37 x 2.51)



Lounge 15'0" x 14'0" (4.59 x 4.27)



Bedroom three 10'5" x 6'9" (3.20 x 2.08)



Kitchen 10'0" x 8'7" (3.06 x 2.62)



Landing

Bedroom one 12'11" x 8'2" (3.95 x 2.51)



Bathroom 9'1" x 6'9" (2.78 x 2.08)



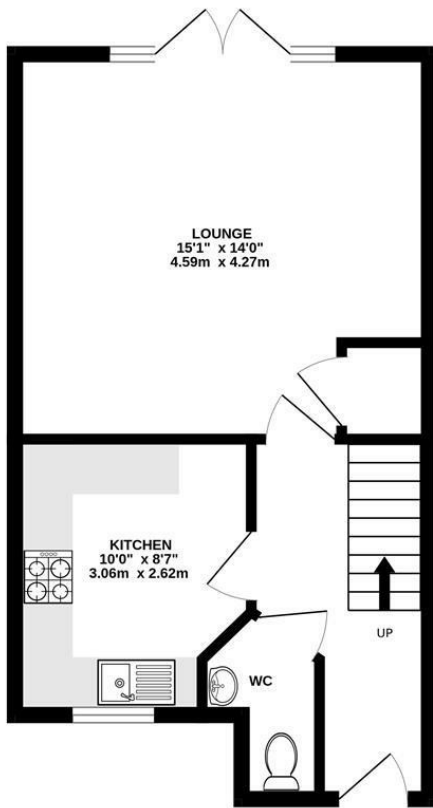
Outside



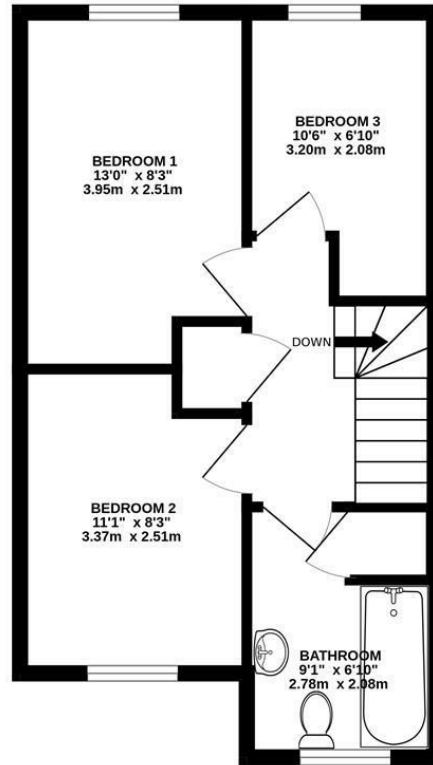
W.C

# Floor Plan

**GROUND FLOOR**  
383 sq.ft. (35.6 sq.m.) approx.



**1ST FLOOR**  
383 sq.ft. (35.6 sq.m.) approx.

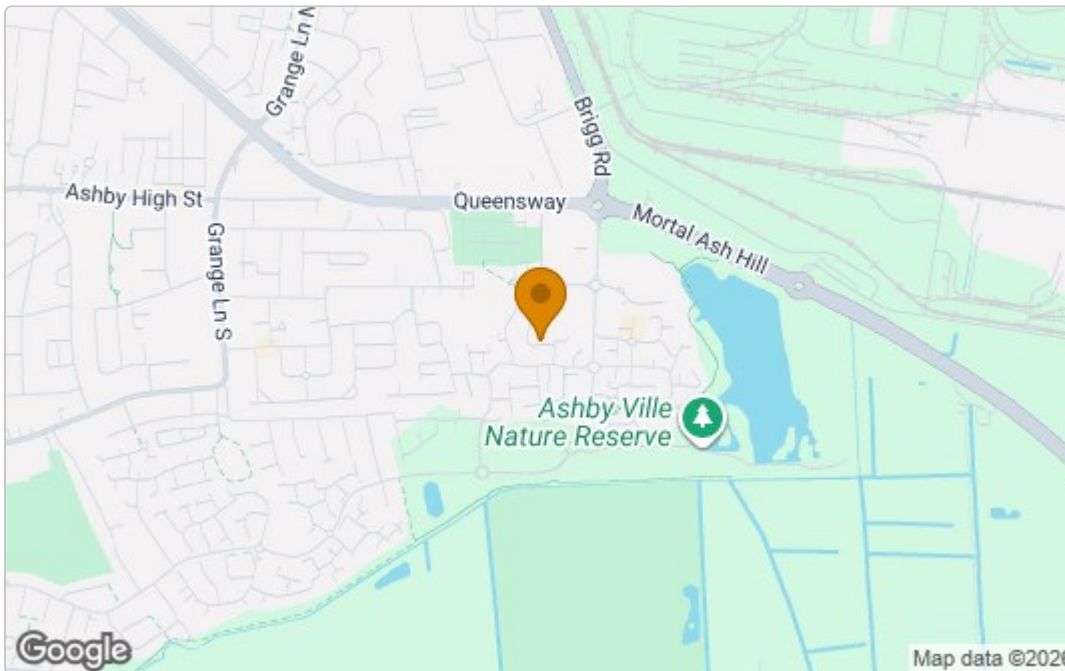


TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		<b>91</b>
	(69-80) <b>C</b>		<b>76</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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