



## 39 Conference Court, Scunthorpe, DN16 3SZ

£175,000

Located in a quiet cul de sac in Bottesford is this two bedroom semi detached bungalow that is a perfect downsize property and offered with no onward chain.

The property consists of a kitchen, good size lounge, a modern newly installed shower room, two bedrooms one of which could be used as a dining room which leads onto the conservatory. The property also benefits from having a new boiler fitted in 2025 and new double glazed windows. Outside there is a private rear garden laid with turf and a patio area, there is also a detached garage and off road parking for a couple of vehicles.

Available for viewings now, please get in touch to book yours!

Kitchen 14'0" x 11'2" (4.28 x 3.42)



Bathroom 7'6" x 5'3" (2.31 x 1.62)



Lounge 16'7" x 10'8" (5.06 x 3.26)



Garage 16'7" x 9'9" (5.06 x 2.98)

Outside



Bedroom 12'10" x 10'8" (3.93 x 3.26)



Dining room 8'5" x 7'10" (2.58 x 2.40)



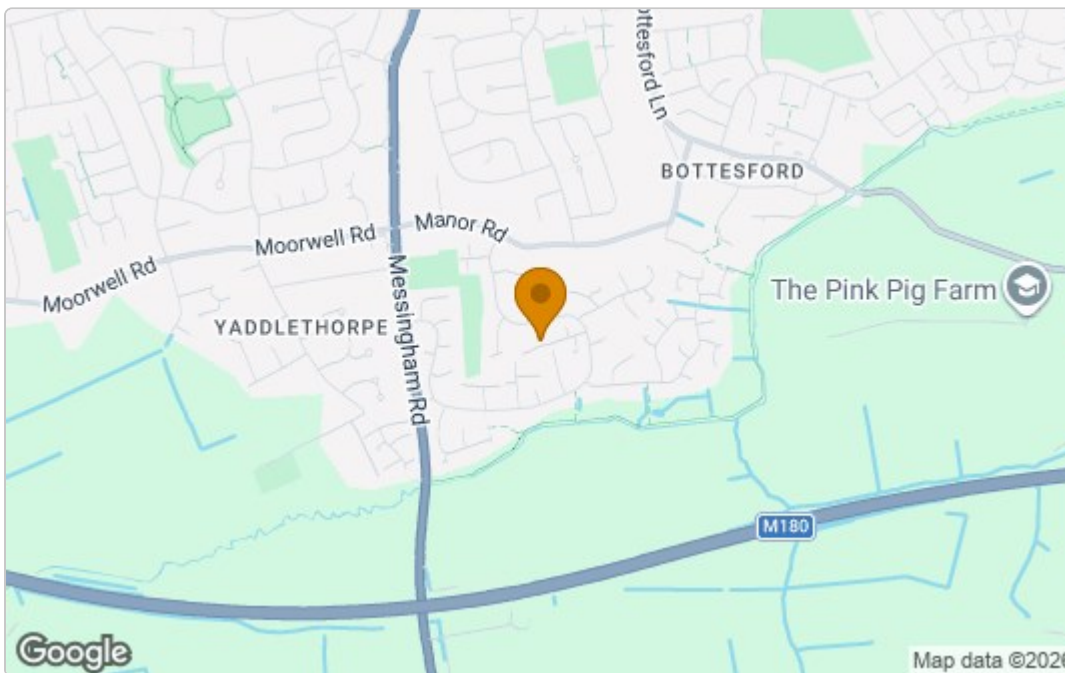
Conservatory 11'2" x 9'3" (3.42 x 2.83)



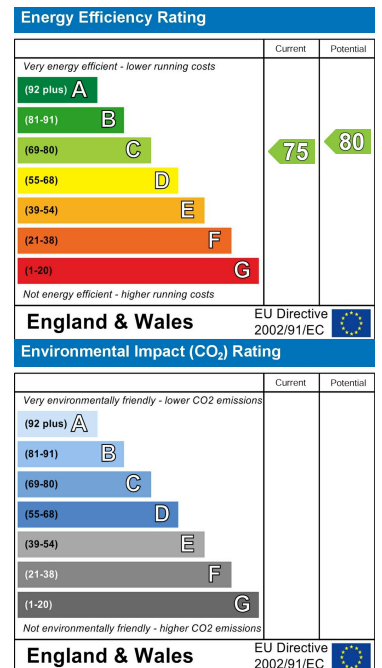
# Floor Plan



# Area Map



# Energy Efficiency Graph



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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