



39 Dunlin Drive, Scunthorpe, DN16 3UZ

£145,000

Popular three storey townhouse property with three bedrooms in the Lakeside area close to plenty of local amenities. Downstairs you have an open plan living kitchen with breakfast bar and French doors opening out onto the rear garden, on the first floor there are two bedrooms and a family bathroom. On the second floor there is a large master bedroom with built in wardrobes and storage. Outside there's off road parking to the front and a low maintenance rear garden. The property also benefits from having no onward chain. For further information or to organise your viewing please get in touch.

Entrance hall

Open plan living kitchen 22'0" x 12'1" (6.72 x 3.70)



Washing machine and fridge freezer are included.

Downstairs W.C.

First floor landing

Bedroom two 12'1" x 7'8" (3.70 x 2.34)



Bedroom three 12'1" x 7'8" (3.70 x 2.36)



Bathroom



Bedroom one 15'4" x 9'2" (4.68 x 2.81)

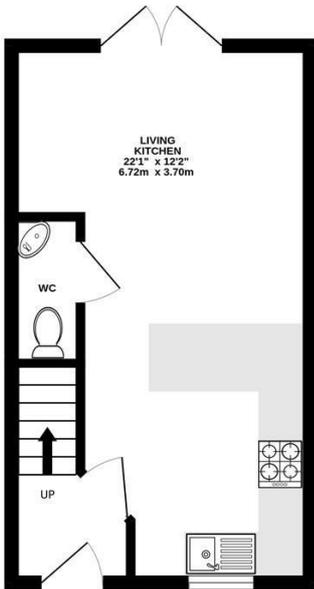


Outside

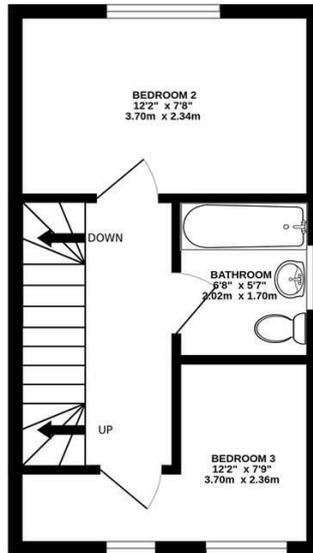


Floor Plan

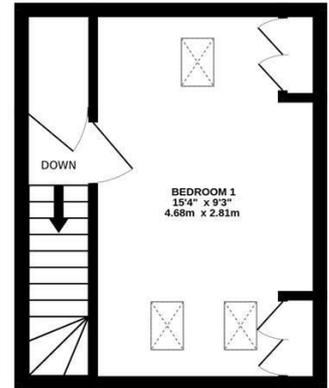
GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



2ND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | | |
| (69-80) C | | 77 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 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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