



26 Bunting Mews, Scunthorpe, DN16 3EP

£175,000

Immaculate and excellent value three bedroom home with two bathrooms, sat in a quiet cul de sac in the popular Lakeside area of Scunthorpe. The owners have really looked after this, it still feels brand new with the addition of a smart landscaped west facing garden too.

As you enter you have a lovely hall with doors to the contemporary kitchen diner, lounge which runs across the back, and a downstairs w.c., upstairs you get three well proportioned bedrooms, two with fitted wardrobes, one with an en suite and a modern family bathroom, all completely immaculate.

Outside you have two parking spaces to the front, and a secure rear garden that is low maintenance with seating areas and lovely raised borders.

Viewings are by appointment, please contact us to book.

Entrance



Bathroom 7'2" x 5'6" (2.20m x 1.70m)



Lounge 16'4" x 13'1" (4.99m x 4.01m)



Kitchen/Diner 15'7" x 9'1" (4.76m x 2.79m)



Outside



W.C

Landing

Bedroom one 12'4" x 9'1" (3.78m x 2.79m)



En Suite

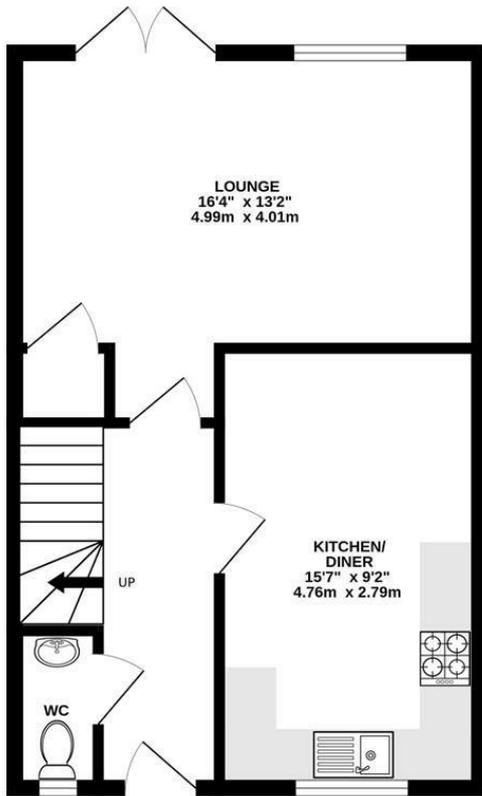


Bedroom two 9'5" x 9'1" (2.88m x 2.79m)

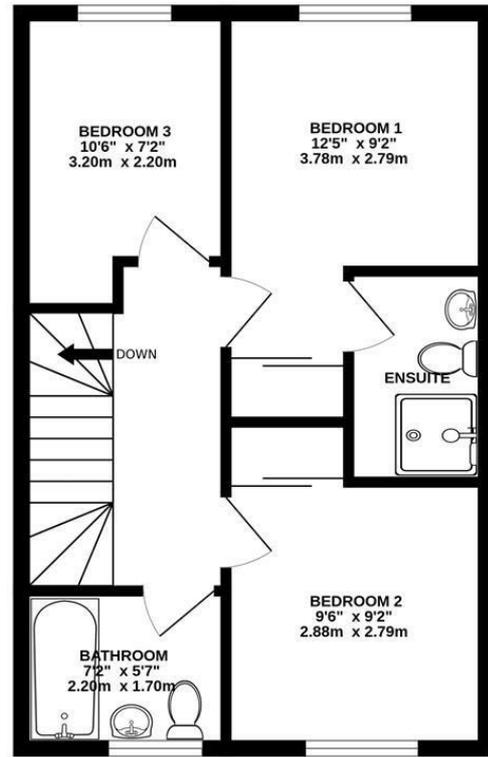
Bedroom three 10'5" x 7'2" (3.20m x 2.20m)

Floor Plan

GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.5 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		97
	(81-91) B	85	
	(69-80) C		
	(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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