



8 Osprey Drive, Scunthorpe, DN16 3EZ

£190,000

A great three bed semi detached townhouse on the ever popular Lakeside area in Scunthorpe. The owners have updated the property throughout including the layout to create a fantastic family home! As you enter the property you have a spacious kitchen dining area with utility and W.C. To the first floor there is a great size cozy lounge with Juliet balcony and a double bedroom. The second floor has a further two double bedrooms both with en suite bathrooms. Outside the property has a low maintenance rear garden and of road parking to the front for a couple of vehicles. This one is a great first time buy or family home ready to move straight into! Available for viewings now please call the office to arrange an appointment.

Dining room 15'1" x 11'8" (4.62 x 3.56)



Kitchen 14'7" x 7'10" (4.45 x 2.39)



W.C.

First floor landing

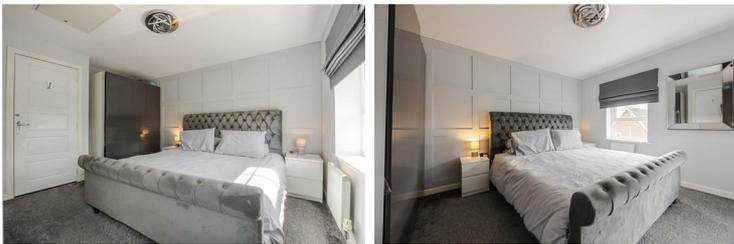
Lounge 14'11" x 14'7" (4.57 x 4.45)



Bedroom three 14'7" x 11'6" (4.45 x 3.51)



Bedroom one 14'7" x 11'6" (4.45 x 3.51)



En suite 6'10" x 5'8" (2.09 x 1.74)



Bedroom two 14'7" x 11'5" (4.45 x 3.50)



En suite 5'8" x 5'7" (1.74 x 1.72)



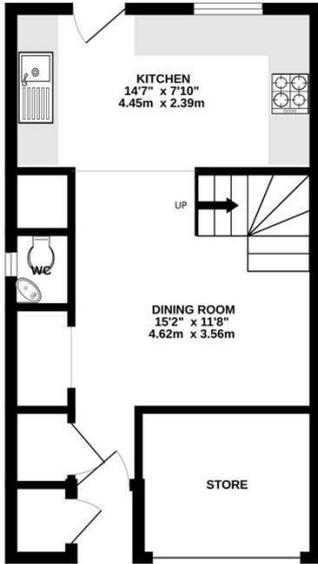
Store

Outside

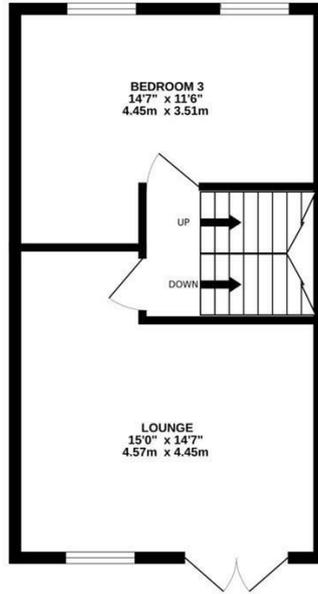


Floor Plan

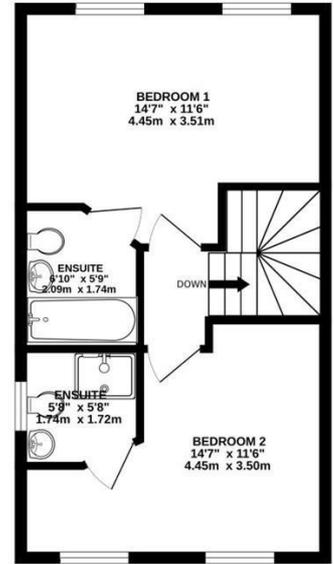
GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
387 sq.ft. (35.9 sq.m.) approx.

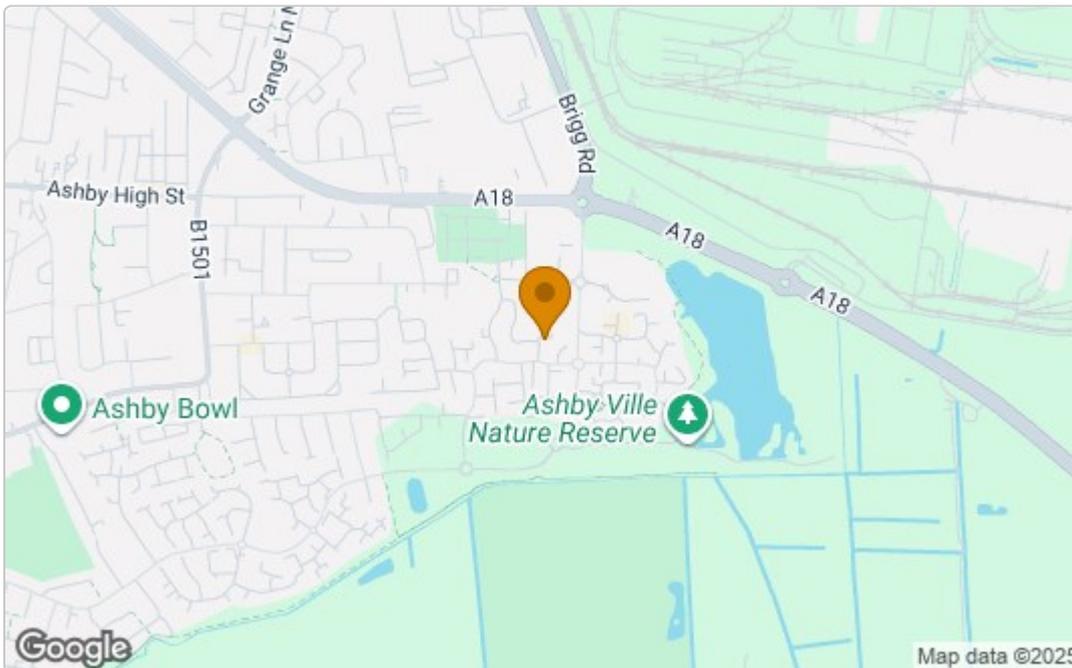


TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.

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		
	(81-91) B		88
	(69-80) C	78	
	(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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