



109 Bedford Way, Scunthorpe, DN15 8GF

£160,000

A three bed detached family home on the Normanby Grange estate in Scunthorpe close to local amenities that has no chain.

As you enter the property you have a lounge, kitchen diner across the back with access to the rear garden. W.C and access to the garage off the kitchen. To the first floor you have three double bedrooms, the master having an en suite and a further family bathroom.

Outside you have a rear garden laid with turf, integral garage and off road parking. Available to view now please call the office to book your appointment.

Lounge 16'7" x 11'3" (5.06 x 3.43)



Bedroom two 12'8" x 8'5" (3.87 x 2.58)



Kitchen diner 14'9" x 9'10" (4.52 x 3.00)



Bedroom three 11'8" x 7'6" (3.57 x 2.30)



W.C.

Landing

Bedroom one 13'3" x 11'3" (4.04 x 3.43)



En suite 5'7" x 5'0" (1.72 x 1.53)



Bathroom 8'0" x 7'6" (2.44 x 2.30)



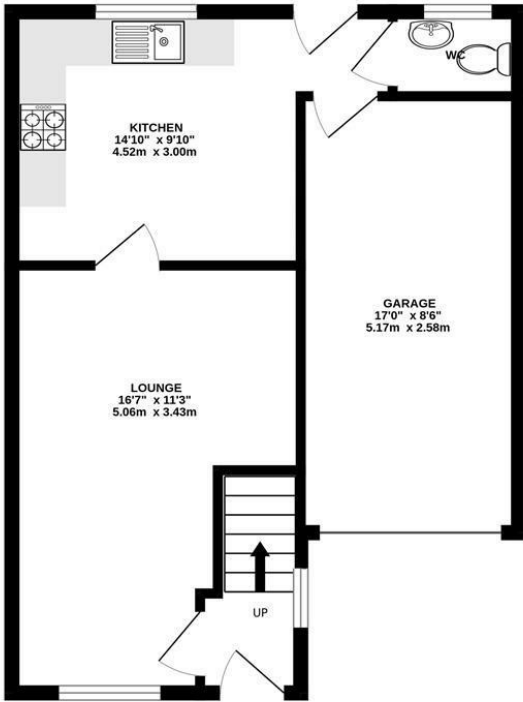
## Outside



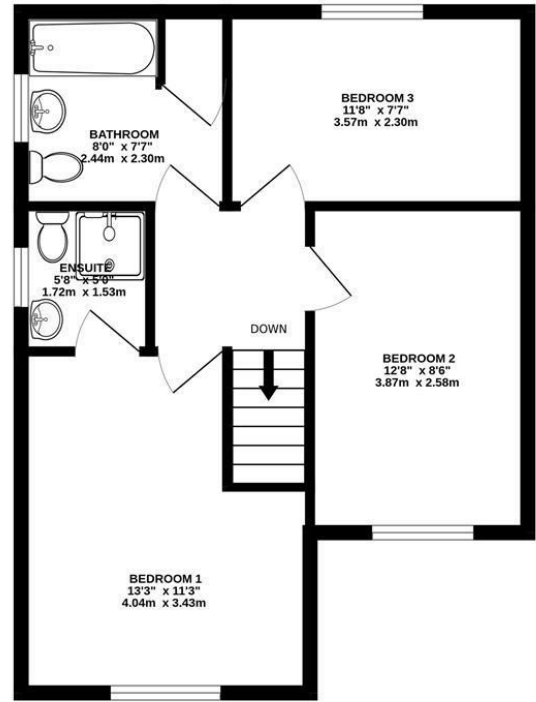
Garage 16'11" x 8'5" (5.17 x 2.58)

# Floor Plan

**GROUND FLOOR**  
469 sq.ft. (43.6 sq.m.) approx.



**1ST FLOOR**  
469 sq.ft. (43.6 sq.m.) approx.

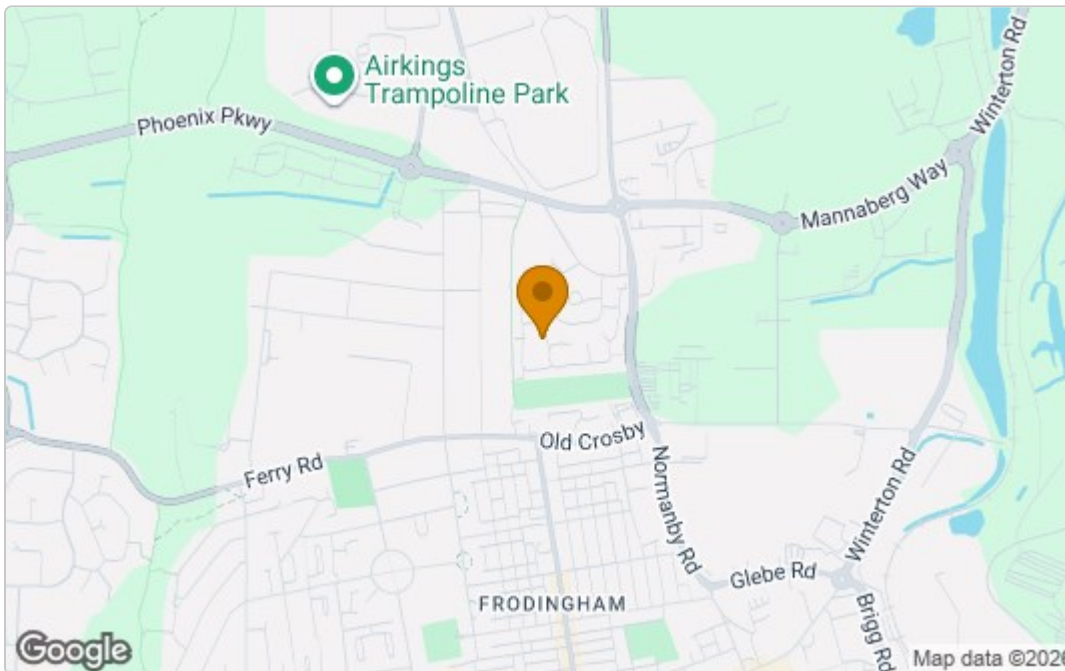


TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

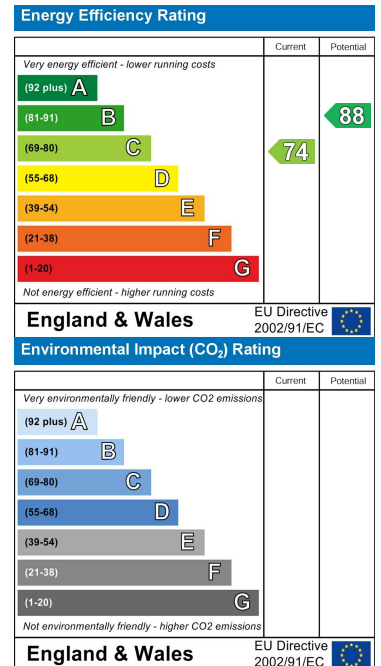
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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