



19 Dunlin Drive, Scunthorpe, DN16 3UZ

£199,950

This three bed semi detached house is located in the sought after Lakeside estate of Scunthorpe, close to local amenities and neutrally decorated throughout, making an ideal first time buy or young family home. The ground floor of the property comprises of an entrance hall, modern kitchen, W.C. and a good size lounge with French doors overlooking the rear garden. The downstairs of the property also benefits

from a converted garage to create an additional room, which is currently being used as a living/dining room. On the first floor of the property are two double bedrooms and a family bathroom, whilst on the second floor there is a further double bedroom with En suite. Outside of the property, at the rear there is a secure, low maintenance and well maintained South facing garden with a paved seating area and pergola. At the front of the property, there is a driveway with off road parking for a couple of cars. Available now! Please call our office to book a viewing.

## Entrance Hall

Lounge 15'1" x 14'5" (4.62m x 4.40m)



Kitchen 11'11" x 7'6" (3.64m x 2.29m)



Dining Room 16'0" x 8'5" (4.88m x 2.58m)



Bedroom Three 14'5" x 8'8" (4.40m x 2.66m)



Family Bathroom 7'6" x 6'10" (2.29m x 2.10m)



Second Floor Landing

Bedroom One 14'5" x 12'5" (4.40m x 3.80m )



Downstairs W.C.

First Floor Landing

Bedroom Two 14'5" x 11'5" (4.40m x 3.50m)



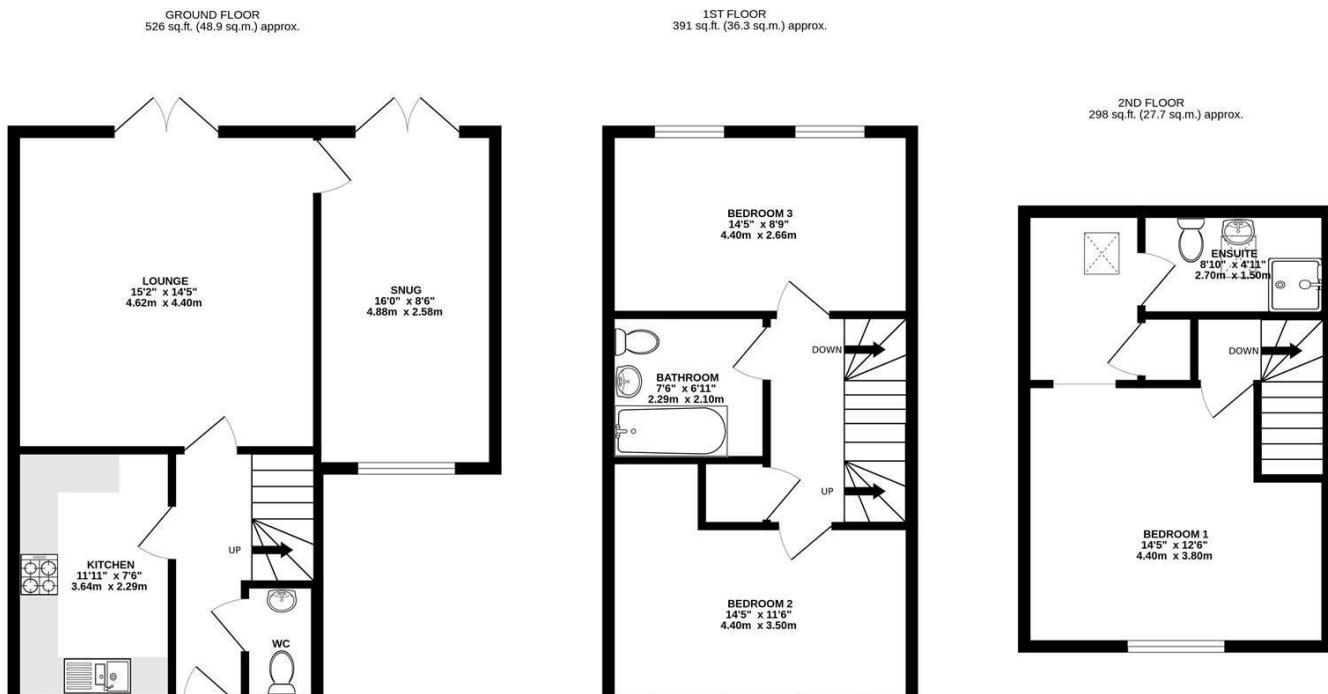
En Suite 8'10" x 4'11" (2.70m x 1.50m)



Outside



## Floor Plan



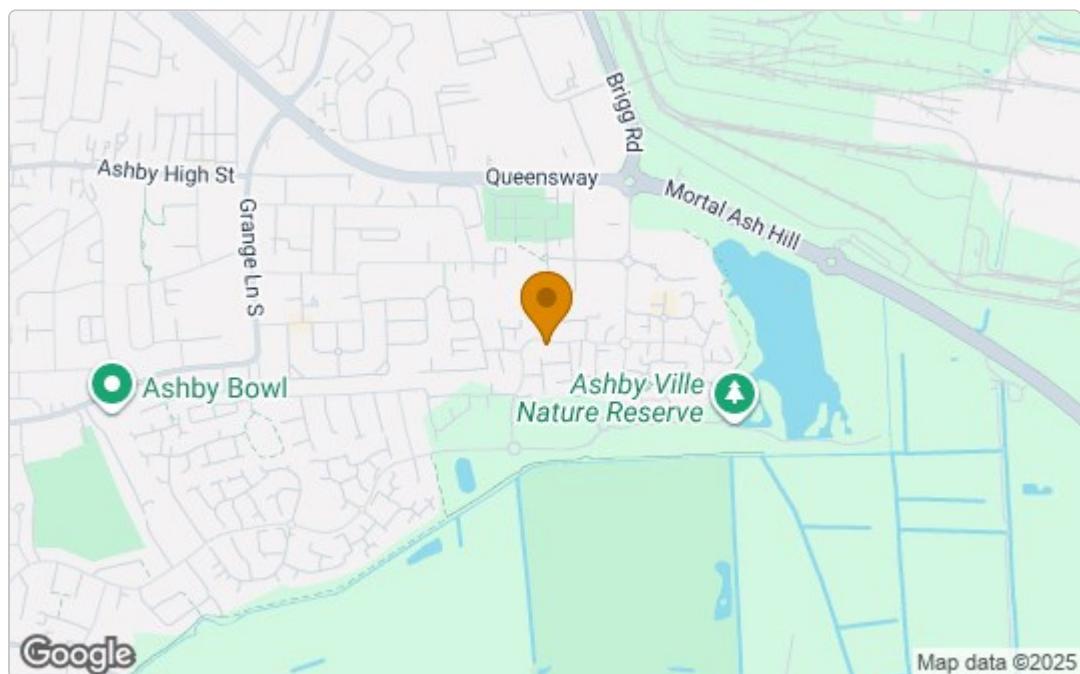
TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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